

# \$624,900 - 186 Martinglen Way Ne, Calgary

MLS® #A2197497

**\$624,900**

5 Bedroom, 3.00 Bathroom, 1,566 sqft  
Residential on 0.11 Acres

Martindale, Calgary, Alberta

Welcome to this charming home located in the vibrant MARTINDALE neighbourhood. This charming 2,137 Square feet of living space ,

2-storey walkout, with separate entrance situated on a corner lot, offers convenience to

LRT station, and other major stores. The location is ideal for families, with several schools, The LRT Station & a Bus Stop,

Soccer, and Basketball Facilities are within walking distance. Medical, dental, and

pharmacy facilities are close by, along with numerous stores and amenities for all your

daily needs. Move-in ready and situated in a family-friendly neighbourhood. This home

offers abundant square footage and thoughtful design features to accommodate a variety of

lifestyles. Don't miss the opportunity to make this your new home in beautiful Calgary.

The home features a concrete-paved driveway, ideal for parking your extra vehicles.

Main floor features bedroom with a full bathroom and laundry, perfect for growing

family. The living room boasts with a lot of windows, allowing natural light to fill the space.

Adjacent to the living room is the dining room and a beautifully renovated kitchen with a full

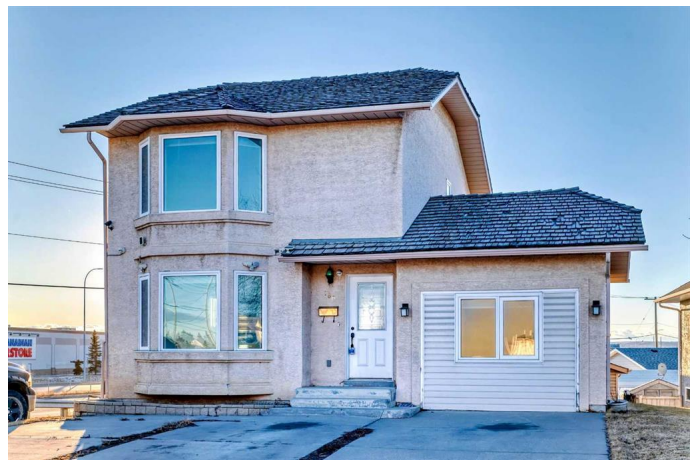
height cabinet, quartz countertops, and a backsplash. Upstairs, you'll find a 3-piece

bathroom, two good-sized bedrooms, and the primary bedroom located at the front of the

home. This home has also newer windows .

The basement features a one-bedroom walkout illegal suite, The backyard includes an

oversized 22x24 garage, perfect for keeping



your vehicles safe. Additionally, the side of the garage offers ample space to park RVs, boats, or trailers on your property.

Built in 1992

### **Essential Information**

MLS® #	A2197497
Price	\$624,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,566
Acres	0.11
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	186 Martinglen Way Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3L1

### **Amenities**

Parking Spaces	6
Parking	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Washer/Dryer
Heating	Forced Air, Natural Gas

Cooling None  
Has Basement Yes  
Basement Exterior Entry, Finished, Full,

### Exterior

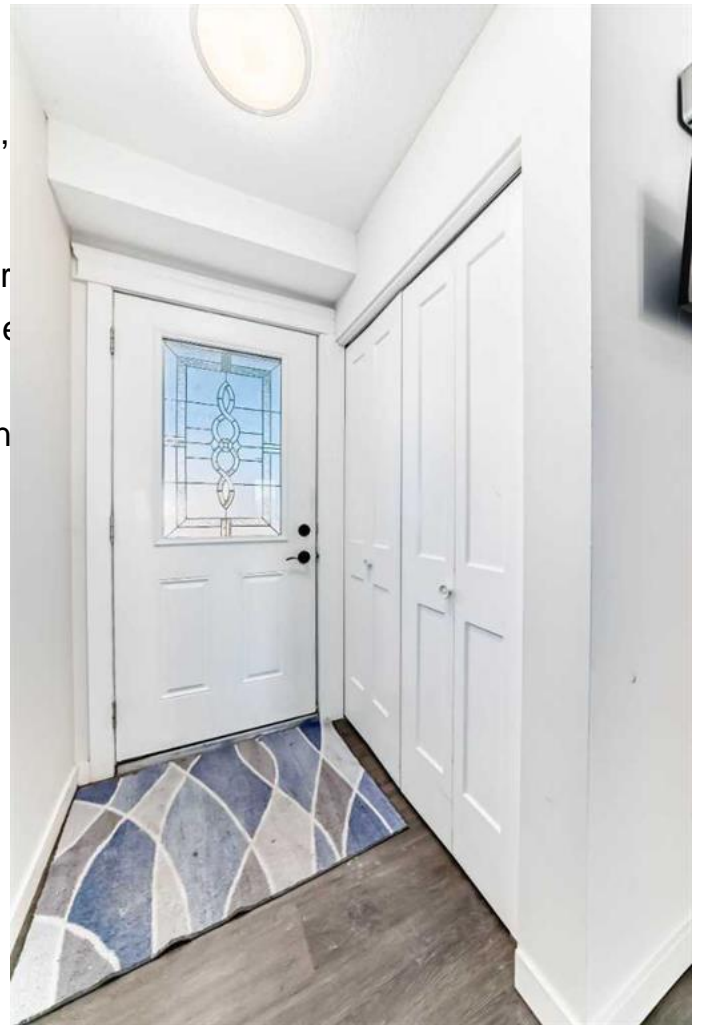
Exterior Features Private Entrance, Private Yard  
Lot Description Back Lane, Back Yard, Corner  
Roof Asphalt, Cedar Shake  
Construction Concrete, Stucco, Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed February 26th, 2025  
Days on Market 44  
Zoning R-CG

### Listing Details

Listing Office RE/MAX Real Estate (Central)



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