

# \$560,000 - 137 Martinglen Way Ne, Calgary

MLS® #A2194702

**\$560,000**

5 Bedroom, 3.00 Bathroom, 1,013 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

LOCATION!!! Welcome to a very desirable community of Martindale . Open floor plan done in neutral colors - Master with ensuite, Three Bedrooms upstairs, kitchen with pantry, large and bright illegal basement suite self contained with separate entrance, large master with walk-in-closet –plenty of storage space including 6x12 shed - corner lot with lots of parking - large fenced yard - walking distance to McKnight LRT, business center, Super Store, Tim Horton’s and more – schools from K to 12 close by – Crossing Park, Martindale Elementary, Nelson Mandela High – 3 kms to the Genesis Center. Seller will change all the upstairs appliance with brand new stainless steel appliances and all new paint will be done including with professional carpet cleaning before possession.

Built in 1992

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2194702  |
| Price          | \$560,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,013     |
| Acres          | 0.08      |



|            |             |
|------------|-------------|
| Year Built | 1992        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 137 Martinglen Way Ne |
| Subdivision | Martindale            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J3L1                |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Smoking Home, Separate Entrance, See Remarks |
| Appliances        | Electric Range, Microwave, Refrigerator, Washer/Dryer              |
| Heating           | Central                                                            |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full, Suite, Exterior Entry                              |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Balcony, Private Yard, Storage, Lighting |
| Lot Description   | Private, See Remarks                     |
| Roof              | Asphalt Shingle                          |
| Construction      | Stucco, Wood Frame                       |
| Foundation        | Poured Concrete                          |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 13th, 2025 |
| Days on Market | 82                  |
| Zoning         | R-CG                |

### Listing Details

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