

# \$579,900 - 181 Martinglen Way Ne, Calgary

MLS® #A2250279

**\$579,900**

4 Bedroom, 4.00 Bathroom, 1,281 sqft

Residential on 0.07 Acres

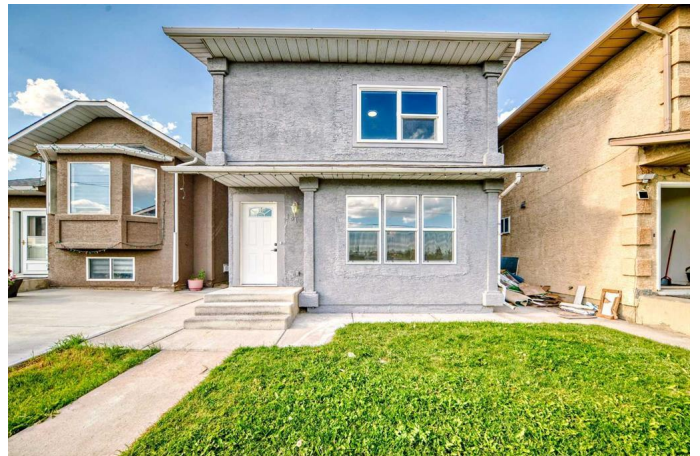
Martindale, Calgary, Alberta

Welcome to this stunning, fully renovated home in Martindale! With 3 bedrooms, 2.5 bathrooms and a 1-bedroom illegal suite in the basement, this property boasts over 1,780 sq ft of total living space. The main floor is a haven for natural light, with a spacious living area that flows seamlessly into a generous dining space. The sleek kitchen is equipped with stainless steel appliances and features sliding glass doors that lead out to a wooden deck and expansive backyard. A half washroom is situated on this floor with the laundry inside it.

The upper floor is home to three spacious bedrooms, including the primary bedroom. This bedroom features an accent wall, large window, 4-piece ensuite and a spacious walk-in closet. The two additional bedrooms are equally impressive, with ample closets space and an abundance of natural light. The two bedrooms share a bathroom located on the upper floor.

The basement is 1-bedroom illegal suite with its own separate/exterior entry. There is spacious bedroom with closet and bookshelf, a family room, a washroom and a fully equipped kitchen. A convenient bathroom and laundry facilities in the utility room to make this space perfect for guests or extended family.

Outside, the massive backyard is an entertainer's dream, with a storage shed, deck



and concrete patio perfect for dining or relaxation. A spacious detached oversized 2-car garage is perfect for parking vehicles and provides additional storage. The house is in the prime location - in the heart of Martindale. This friendly community offers easy access to schools, parks, shopping, dining and worship centres, as well as public transportation. The property is also within walking distance to Real Canadian Superstore and Mcknight Westwinds station.

Built in 1992

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2250279    |
| Price          | \$579,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,281       |
| Acres          | 0.07        |
| Year Built     | 1992        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 181 Martinglen Way Ne |
| Subdivision | Martindale            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 3L1               |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

# of Garages 2

### Interior

Interior Features No Animal Home, No Smoking Home, Walk-In Closet(s)  
Appliances Dryer, Electric Stove, Range Hood, Refrigerator, Washer  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features Private Yard  
Lot Description Back Lane, Front Yard, Landscaped, Rectangular Lot  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed August 20th, 2025  
Days on Market 20  
Zoning R-CG

### Listing Details

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.