



GRASSROOTS
REALTY GROUP

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52 MARTINGLEN Place NE
Calgary, Alberta

MLS # A2256502



\$645,000

Division:	Martindale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,218 sq.ft.	Age:	1992 (33 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Level, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NA

From the moment you arrive at this quiet Martindale cul-de-sac, you'll feel it — the sense of belonging, the comfort of space, and the excitement of opportunity. This well-loved Bi-Level home brings it all together with a double attached garage, an oversized pie-shaped lot with alley access, and a fully finished legal basement suite that opens the door to family flexibility or steady rental income. ?? Upstairs, Life Unfolds Beautifully: A sun-filled living room with a cozy fireplace, where family gathers and memories are made Your own private master retreat with 4-pc ensuite to recharge and unwind Two more spacious bedrooms + a full 4-pc bath — comfort for everyone under one roof ?? Downstairs, Opportunity Lives: A complete legal basement suite with its own private entrance 3 bright bedrooms, a full bath + a half bath — the perfect setup for extended family or extra income Thoughtfully finished, fully approved, and ready for you ?? Lifestyle Beyond the Walls: A huge pie-shaped lot with alley access — space to play, garden, or design your future Just a 10-minute walk to Superstore and a fitness club — errands and workouts made simple Surrounded by more than 12 restaurants within walking distance — from quick bites to family dinners, dining out is always an option Close to Martindale Park and Prairie Winds Park — perfect for picnics, outdoor fun, and community events Convenient access to the LRT station — making downtown commutes and city adventures effortless ?? This isn't just a house — it's a place where laughter fills the living room, where the fireplace warms your evenings, and where every detail supports both family life and smart investment.