



**194 Martinglen Way NE  
Calgary, Alberta**

**MLS # A2292816**



**\$699,900**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,212 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Vaulted Ceiling(s)		

**Inclusions:** Shed, security camera (1), basement refrigerator

Beautifully Renovated Walk-Out Bungalow with Double Attached Garage in Martindale! Welcome to 194 Martinglen Way NE, a move-in ready home offering modern upgrades, a functional layout, and over 2,200 sq ft of total developed living space in the highly convenient community of Martindale, Calgary. The main living area features a higher vaulted ceiling, creating a bright and open atmosphere filled with natural light. The main floor includes 3 bedrooms and 2 full bathrooms, including a private ensuite in the primary bedroom. The home has been extensively renovated, highlighted by a stunning modern kitchen with new cabinetry, new appliances, new countertops, and a large island with waterfall countertops—perfect for everyday living and entertaining. The main floor also features new 8mm luxury vinyl plank flooring, renovated bathrooms, new baseboards and casings, and a newer fireplace that creates a warm and inviting living space. The fully developed walk-out basement adds tremendous flexibility and includes an additional bedroom, a den, and a kitchenette, making it ideal for extended family, guests, or potential rental use. This property also offers important mechanical and exterior upgrades, including Poly-B water line replacement, newer furnace, newer hot water tank, central air conditioning, newer roof, newer rear windows, freshly painted exterior stucco, and new gutters, providing peace of mind for future homeowners. Located on a quiet street in Martindale NE Calgary, the home is close to schools, parks, shopping, public transit, and major roadways, making it an excellent opportunity for families, first-time buyers, or investors looking for a renovated bungalow with income potential. If you are searching for a renovated bungalow with a walk-out basement and separate entrance in Calgary, this home is a must-see.