

# \$525,000 - 108 Martinglen Mews Ne, Calgary

MLS® #A2208858

**\$525,000**

3 Bedroom, 2.00 Bathroom, 958 sqft

Residential on 0.01 Acres

Martindale, Calgary, Alberta

CHARMING BUNGALOW ON A MASSIVE PIE-LOT, FULLY FINISHED BSMT, DOUBLE GARAGE ON A QUIET CUL-DE-SAC! Nestled in a quiet cul-de-sac, this charming bilevel home offers comfort and convenience in a peaceful setting with wonderful neighbors. The property boasts a spacious, fully fenced backyard with gated accessâ€”perfect for storing a trailerâ€”along with a double detached garage that provides plenty of parking and storage options. Inside, the upper level features a bright and welcoming living space, including a functional kitchen with pantry and island with breakfast bar (stove is brand new!), a cozy living room, and a dining area with access to a side deck. Enjoy outdoor living with ease, as the deck leads directly to the backyard, where you'll find additional storage tucked beneath. Two comfortable bedrooms and a full bathroom complete the main floor, providing ample space for a growing family or guests. The primary bedroom is large with a walk-in closet and the bathroom features a tub/shower. Downstairs, the fully finished basement offers versatility and extra living space. It includes a large rec room, ideal for entertaining or family activities, as well as a third bedroom with ensuite bathroom with large shower, a cold storage room/secondary pantry, and a convenient laundry area. The fully fenced backyard features an abundance of rhubarb plants, a double detached garage (drywalled and insulated), room to park a quad or small trailer



beside the garage, and double gates off the paved back alley to pull your trailer into the yard. The siding, eaves, soffits, and shingles were replaced in 2021. The hot water tank was replaced in January 2024. The window in the primary bedroom was replaced in 2022. This home is perfect for those seeking a quiet, friendly neighborhood with easy access to outdoor space and practical living amenities. 4-minute walk to Martinglen Playground.

Built in 1996

**Essential Information**

MLS® #	A2208858
Price	\$525,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	958
Acres	0.01
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	108 Martinglen Mews Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3N3

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Insulated, Off Street, Alley Access, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 22nd, 2025
Days on Market	9
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.