



**GRASSROOTS**

REALTY GROUP

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**194 Martinglen Way NE  
Calgary, Alberta**

**MLS # A2292816**



**\$668,000**

<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, newer garage door + smart garage door opener 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.