



GRASSROOTS
REALTY GROUP

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112 Martinglen Close NE
Calgary, Alberta

MLS # A2314240



\$519,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,060 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Front Yard, Paved		

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

Inclusions: None

Beautifully Renovated Two-Storey Home with Developed Illegal Basement Suite Near Martindale LRT, boasting over 1527 sqf of total developed living space . Welcome to this extensively renovated, move-in-ready two-storey home, ideally situated on a quiet, family-friendly street in the established community of Martindale. Offering exceptional convenience and versatility, this property is within walking distance of Crossing Park School, parks, shopping, public transit, and Gurudwara. The bright living room with an oversized bay window provides a generous amount of natural lights. The house showcases numerous recent upgrades, including a fully renovated kitchen and bathrooms, new flooring throughout, fresh paint, new interior doors and frames, pot lights, and stainless-steel appliances. The upper-level features two bedrooms complete with walk-in closets that provide ample storage and comfort and a 4 Piece washroom. Additional improvements include upgraded PEX water lines, security cameras, and stylish zebra blinds, enhancing both safety and functionality. The fully developed illegal basement suite offers a separate entrance, Kitchen, laundry facilities, and a bedroom (non-egress window), making it ideal for extended family or as a potential mortgage helper. Step outside to enjoy the large, beautifully landscaped backyard, complete with a patio, storage room, and plenty of space for entertaining guests or hosting family gatherings. The property is located on a peaceful street and offers ample parking, comfortably accommodating up to four vehicles. Combining modern upgrades and an unbeatable location, this exceptional property presents an outstanding opportunity for both homeowners and investors. Don't miss this opportunity.

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