

# \$499,900 - 277 Martinglen Way Ne, Calgary

MLS® #A2120545

**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,355 sqft  
Residential on 0.13 Acres

Martindale, Calgary, Alberta

OPEN HOUSE SAT APR 06 BETWEEN 2-4 PM. You do not want to miss the opportunity to own a beautiful property like this, that sits opposite to a park and offers so many WOW factors. When you step into 277 Martinglen Way NE, an impeccably kept 4-level split nestled in the sought-after community of Martindale. This charming residence offers thoughtful upgrades and abundant living space, making it a true gem. Upon entry, you're welcomed by a bright open main floor featuring a living room, and a spacious upgraded kitchen with stainless steel appliances, perfect for cooking enthusiasts and hosting gatherings. The upper-level houses three cozy bedrooms, laundry, and 2 full bathrooms. The spacious primary bedroom offers a walk-in closet and an en-suite 3-pc bathroom, ensuring comfort and privacy for the family. Downstairs, you will be amazed to see a spacious, partially finished family room with a fireplace, providing versatility for relaxation or entertaining. Outside, you'll find a beautiful backyard oasis with a beautiful lawn area, a sizable deck, and a brick patio, perfect for outdoor dining or gardening. Notable features include an oversized double garage with heated floors for year-round comfort. This home has been meticulously maintained with significant updates, including a new roof, new flooring on the main floor, as well as a renovated kitchen. Don't miss the chance to see this exceptional property firsthand, as it is within walking distance to schools, C-train



station, transit, Superstore, Tim Hortons, and all major amenities. Schedule your showing today, as homes of this caliber are rare in this market.

Built in 1994

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2120545      |
| Price          | \$499,900     |
| Sold Price     | \$551,525     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,355         |
| Acres          | 0.13          |
| Year Built     | 1994          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Sold          |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 277 Martinglen Way Ne |
| Subdivision | Martindale            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J3L2                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

**Interior**

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, Kitchen Island, Laminate Counters, Pantry, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                     |

|                 |                          |
|-----------------|--------------------------|
| Heating         | Forced Air               |
| Cooling         | None                     |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas                      |
| Has Basement    | Yes                      |
| Basement        | Full, Partially Finished |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                         |
| Lot Description   | Back Lane, Back Yard, City Lot, Irregular Lot, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Vinyl Siding                                                  |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 5th, 2024 |
| Date Sold      | April 9th, 2024 |
| Days on Market | 4               |
| Zoning         | R-C1N           |
| HOA Fees       | 0.00            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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