

# \$470,000 - 8 Martinglen Mews Ne, Calgary

MLS® #A2150246

**\$470,000**

3 Bedroom, 2.00 Bathroom, 1,017 sqft

Residential on 0.07 Acres

Martindale, Calgary, Alberta

Step into 8 Martinglen Mews NE, Situated in a great neighbourhood, this home offers a capacious covered entrance and a convenient double detached garage.

As you enter, you'll be welcomed by an open concept design on the main floor, featuring laminate flooring in the living room and stylish ceramic tiles in the kitchen, dining room, and bathrooms. Upstairs, discover 3 bedrooms, including a master bedroom with a walk-in closet.

The fully finished basement boasts a generous 4th bedroom, a full bathroom, a storage room, and a cozy family room.

Conveniently located just a 10-minute walk to Mcknight Superstore and Martindale C-train station, and a 5-minute stroll to a nearby gas station. Enjoy easy access to everyday amenities, with T&T and Marlborough Mall just a short C-train ride away. Commuting is a breeze with nearby bus stops and proximity to Calgary Airport.

Make sure you don't miss the opportunity to view this home in person—schedule your viewing today!

Built in 1996

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2150246    |
| Price          | \$470,000   |
| Sold Price     | \$480,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,017       |
| Acres          | 0.07        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 8 Martinglen Mews Ne |
| Subdivision | Martindale           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3J 3N3              |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### **Interior**

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | Central Air                                                                           |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full                                                                        |

### **Exterior**

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | None                                            |
| Lot Description   | Back Lane, Level, Paved, Rectangular Lot, Views |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2024 |
| Date Sold      | August 7th, 2024 |
| Days on Market | 5                |
| Zoning         | R-C1N            |
| HOA Fees       | 0.00             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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