



## 52 MARTINGLEN Place NE, Calgary, Alberta - \$645,000



Main Photo

### Property Description

Photos  
Coming  
Soon



P:

From the moment you arrive at this quiet Martindale cul-de-sac, you'll feel it — the sense of belonging, the comfort of space, and the excitement of opportunity. This well-loved Bi-Level home brings it all together with a double attached garage, an oversized pie-shaped lot with alley access, and a fully finished legal basement suite that opens the door to family flexibility or steady rental income.

#### ?? Upstairs, Life Unfolds Beautifully:

A sun-filled living room with a cozy fireplace, where family gathers and memories are made

Your own private master retreat with 4-pc ensuite to recharge and unwind

Two more spacious bedrooms + a full 4-pc bath — comfort for everyone under one roof

#### ?? Downstairs, Opportunity Lives:

A complete legal basement suite with its own private entrance

3 bright bedrooms, a full bath + a half bath — the perfect setup for extended family or extra income

Thoughtfully finished, fully approved, and ready for you

#### ?? Lifestyle Beyond the Walls:

A huge pie-shaped lot with alley access — space to play, garden, or design your future

Just a 10-minute walk to Superstore and a fitness club — errands and workouts made simple

Surrounded by more than 12 restaurants within walking distance — from quick bites to family dinners, dining out is always an option

Close to Martindale Park and Prairie Winds Park — perfect for picnics, outdoor fun, and community events

Convenient access to the LRT station — making downtown commutes and city adventures effortless

?? This isn't just a house — it's a place where laughter fills the living room, where the fireplace warms your evenings, and where every detail supports both family life and smart investment.

## REALTOR Referral

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