

**52 MARTINGLEN Place NE**  
**Calgary, Alberta**
**MLS # A2256502**

**\$645,000**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,218 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Level, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** NA

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.