

# \$599,990 - 262 Martinwood Place Ne, Calgary

MLS® #A2189699

**\$599,990**

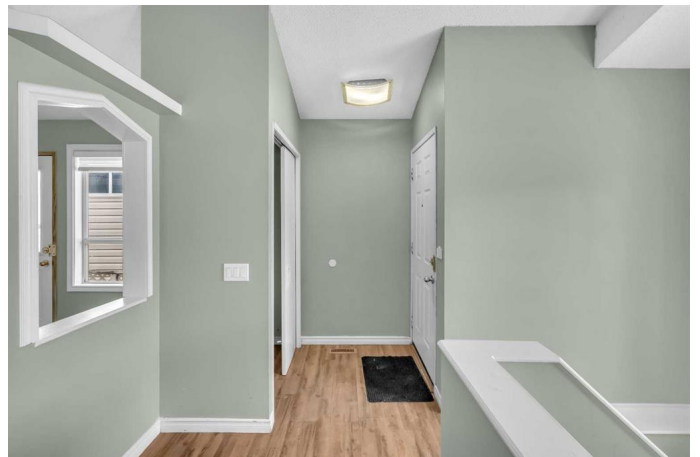
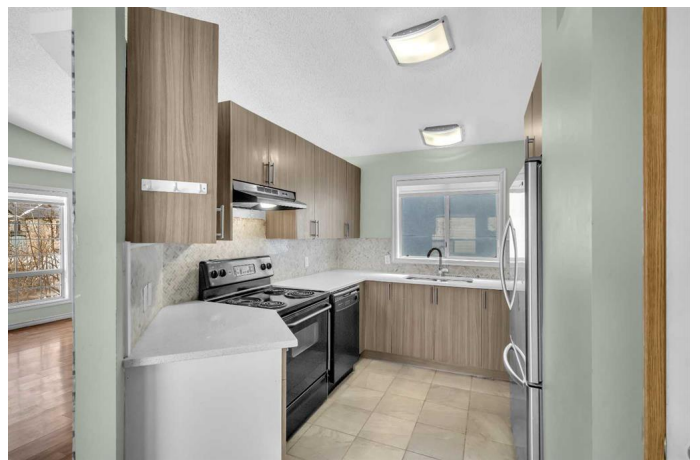
5 Bedroom, 3.00 Bathroom, 1,077 sqft  
Residential on 0.08 Acres

Martindale, Calgary, Alberta

Situated on a serene cul-de-sac at 262 Martinwood Place NE, this updated bungalow is a prime opportunity for investors seeking steady, long-term returns or buyers in search of a move-in-ready home. This property has undergone meticulous upgrades in recent years, including a NEW roof, a custom-designed kitchen with quartz countertops, and contemporary finishes throughout. The open-concept layout is designed for seamless flow, featuring a bright, spacious living area that transitions effortlessly into the kitchen and family room. High ceilings amplify the sense of space, while the modern kitchen offers both style and functionality, making it perfect for entertaining or everyday use. The main floor also includes three well-sized bedrooms and two full bathrooms, offering ample space for family or guests.

Adding to its appeal, the property includes an illegal basement suite with a private entrance. This illegal suite is equipped with two oversized bedrooms, a full bathroom, and a roomy layout. The dining room's side entrance opens to a secluded patio area, ideal for outdoor dining or relaxation.

The home also features a newer oversized double detached garage, ensuring convenience and protection from Calgary's winter weather. Its location is unmatched in terms of amenities, with schools, parks, and recreational facilities like the YMCA within



walking distance. Additionally, public transit is easily accessible, with an LRT station nearby, making commutes to downtown and other parts of the city hassle-free. Combining modern upgrades, functionality, and investment potential, this property is a rare find. Schedule your private viewing today to explore all that 262 Martinwood Place NE has to offer!

Built in 1992

### **Essential Information**

MLS® #	A2189699
Price	\$599,990
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,077
Acres	0.08
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	262 Martinwood Place Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J3H6

### **Amenities**

Parking Spaces	2
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Parking Additional Parking, Double Garage Detached, Garage Door Opener, Garage Faces Rear

# of Garages 2

### **Interior**

Interior Features High Ceilings, No Animal Home, No Smoking Home, Pantry, Separate Entrance

Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air

Cooling None

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn

Roof Asphalt Shingle

Construction Concrete, Mixed, Other, Stone, Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed January 24th, 2025

Days on Market 70

Zoning R-CG

### **Listing Details**

Listing Office eXp Realty

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