

\$520,000 - 89 Martinpark Way Ne, Calgary

MLS® #A2196112

\$520,000

3 Bedroom, 3.00 Bathroom, 1,251 sqft
Residential on 0.07 Acres

Martindale, Calgary, Alberta

Welcome to this charming 3-bedroom home nestled in the desirable community of Martindale, Calgary. Spanning over 1,200 square feet, this residence features an inviting open layout with beautiful cabinetry and decor throughout, showcasing meticulous attention to detail and quality craftsmanship. As you step inside, you'll be greeted by a warm ambiance accentuated by the combination of laminate flooring and plush carpeting. The spacious living area is highlighted by a cozy gas fireplace, perfect for relaxing evenings and family gatherings. The well-appointed kitchen boasts modern finishes and ample storage space for all your culinary needs.

This home offers 2.5 baths, including a fully developed basement complete with an additional full bathroom, providing extra space and convenience that's perfect for guests or family. Each bedroom is generously sized, offering comfort and privacy for everyone in the household.

The property is ideally located just a two-minute walk from the elementary school, making it perfect for young children who can come home for lunch, avoiding long waits in the cold winter months for a school bus.

Outside, you'll find a double detached garage measuring 20'X16' and a sizable backyard with RV parking, not to mention the oversized deck ideal for summer barbecues and relaxing



evenings, all while taking in stunning mountain views. The property also features plenty of parking, accommodating both family and guests effortlessly.

Situated close to public transportation and surrounded by an array of amenities, this home combines comfort and convenience in one of Calgary's vibrant neighborhoods. Don't miss the opportunity to make this beautiful property your own!

Built in 1994

Essential Information

MLS® #	A2196112
Price	\$520,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,251
Acres	0.07
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	89 Martinpark Way Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J3M8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

of Garages 2

Interior

Interior Features Laminate Counters, No Smoking Home

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Rectangular Lot, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed February 21st, 2025

Days on Market 21

Zoning R-CG

Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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