

# \$649,000 - 88 Martinglen Mews Ne, Calgary

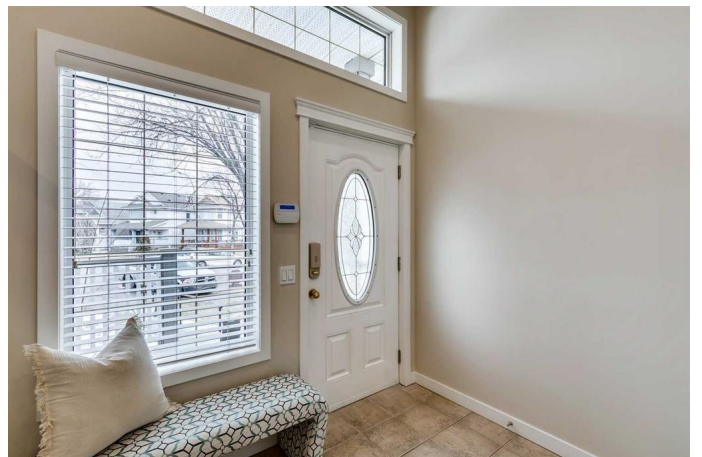
MLS® #A2200440

**\$649,000**

4 Bedroom, 3.00 Bathroom, 1,801 sqft  
Residential on 0.31 Acres

Martindale, Calgary, Alberta

Welcome to 88 Martinglen Mews NE where opportunity meets lifestyle on a scale rarely found within Calgary's city limits. This isn't just another property—it's over 13,300 square feet (1/3 acre) of land in the heart of Martindale, offering the kind of space, flexibility, and future potential that's virtually unheard of in today's market. Whether you're a growing family, a savvy investor, or a business owner needing room to expand, this property checks every box. The home itself has been extensively renovated with over \$75,000 in upgrades, combining thoughtful design with everyday functionality. The main floor features an open-concept kitchen with quartz countertops, stainless steel appliances, vaulted ceilings, customizable pot lighting, and luxury vinyl flooring throughout. White lacquer railings, fresh paint, and updated trim give the space a clean, modern aesthetic. Downstairs, the professionally developed basement includes an additional bedroom and full bathroom, bringing the total finished living space to nearly 1,800 SQFT—perfect for extended family, guests, or rental opportunities. You'll also enjoy central A/C, ceiling fans in three of the four bedrooms, a new hot water tank, updated plumbing, and newer shingles and siding (2020). Step into your own private retreat with a fully enclosed sunroom, surrounded by windows and screens, featuring a built-in hot tub—your personal escape, right at home. But the real magic lies outside. The massive



lot unlocks endless possibilities: park up to 12 vehicles, RVs, trailers, work trucks, toys—whatever you need, there’s space for it. Plus, a triple heated garage, two large Quonsets, and two sheds are already in place. Dream bigger—add a second home, build a carriage suite, launch a home-based business, or even create your own urban garden (yes, there’s room for chickens too). Investors will appreciate the income potential through rentals, storage, redevelopment—or even launching a daycare business, with wiring already in place for child drop-off, ample safe parking, and the space required for outdoor play areas. Families will love the walkability—just steps from Crossing Park School, Manmeet Singh Bhullar School, Nelson Mandela High, and a short walk to Genesis Centre, grocery stores, dining, places of worship, and the Martindale LRT Station. This is a central, connected, and community-focused location with room to grow—literally and figuratively. Lots like this don’t come around often. The opportunity to live, invest, build, or operate at this scale—inside the city—is truly rare. Book your private tour today and experience the potential for yourself.

Built in 1994

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2200440    |
| Price          | \$649,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,801       |
| Acres          | 0.31        |
| Year Built     | 1994        |
| Type           | Residential |

|          |               |
|----------|---------------|
| Sub-Type | Detached      |
| Style    | 4 Level Split |
| Status   | Active        |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 88 Martinglen Mews Ne |
| Subdivision | Martindale            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 3N1               |

### **Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 10                                |
| Parking        | Oversized, Triple Garage Detached |
| # of Garages   | 3                                 |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), High Ceilings, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Washer, Window Coverings  |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Mantle, Family Room   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard, Rain Gutters  |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Dog Run Fenced In, Fruit Trees/Shrub(s), Street Lighting, Treed |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 20th, 2025 |
|-------------|------------------|

Days on Market 14  
Zoning R-CG

### **Listing Details**

Listing Office Real Broker

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