

# \$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

**\*\*Open House Cancelled - Property is Under Contract\*\*** 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). All subject to approval and permitting by the city/municipality of course. You 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	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

### Exterior

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

### Additional Information

Date Listed	March 20th, 2025
Days on Market	24
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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