

\$645,000 - 52 Martinglen Place Ne, Calgary

MLS® #A2256502

\$645,000

6 Bedroom, 4.00 Bathroom, 1,218 sqft

Residential on 0.14 Acres

Martindale, Calgary, Alberta

From the moment you arrive at this quiet Martindale cul-de-sac, youâ€™ll feel it â€“ 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

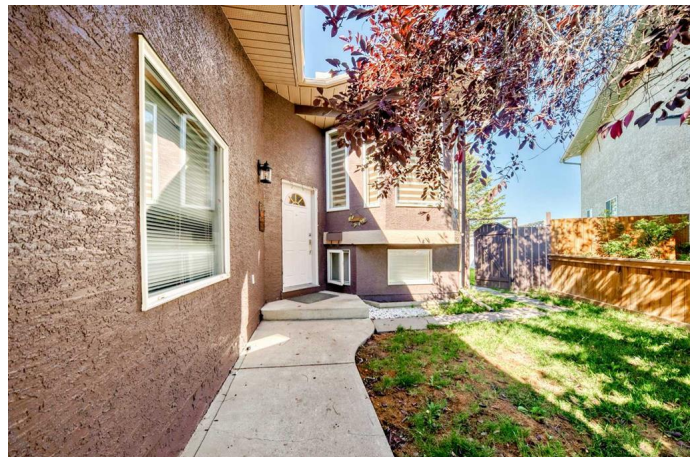
Two more spacious bedrooms + a full 4-pc bath â€“ comfort for everyone under one roof

?? Downstairs, Opportunity Lives:

A complete legal basement suite with its own private entrance

3 bright bedrooms, a full bath + a half bath â€“ 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 â€” space to play, garden, or design your future

Just a 10-minute walk to Superstore and a fitness club â€” errands and workouts made simple

Surrounded by more than 12 restaurants within walking distance â€” from quick bites to family dinners, dining out is always an option

Close to Martindale Park and Prairie Winds Park â€” perfect for picnics, outdoor fun, and community events

Convenient access to the LRT station â€” making downtown commutes and city adventures effortless

?? This isnâ€™t just a house â€” itâ€™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.

Built in 1992

Essential Information

MLS® #	A2256502
Price	\$645,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,218
Acres	0.14
Year Built	1992
Type	Residential
Sub-Type	Detached

Style	Bi-Level
Status	Active

Community Information

Address	52 Martinglen Place Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3J1

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	Private Yard, Playground, Private Entrance
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Level, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 14th, 2025
Zoning	R-CG

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.