

# \$589,990 - 262 Martinwood Place Ne, Calgary

MLS® #A2210114

**\$589,990**

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 fully renovated 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® #	A2210114
Price	\$589,990
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
Parking	Double Garage Detached, Additional Parking, Garage Door Opener, Garage Faces Rear
# of Garages	1

**Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Pantry, Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), 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, Front Yard, Lawn, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Concrete, Mixed, Other
Foundation	Poured Concrete

## Additional Information

Date Listed	April 8th, 2025
Days on Market	39
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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