

# \$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        | Additional Parking, Double Garage Detached, 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, Cul-De-Sac, Front Yard, Lawn |
| Roof              | Asphalt Shingle                                    |
| Construction      | Concrete, Mixed, Other, Stone, Vinyl Siding        |
| Foundation        | Poured Concrete                                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 78              |
| Zoning         | R-CG            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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