



88 Martinglen Mews Calgary Alberta

\$649,000

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 pote...

Dining room 11.25 Ft x 12.83 Ft

Foyer 8.67 Ft x 7.00 Ft

Kitchen 11.67 Ft x 14.58 Ft

4pc Bathroom 7.92 Ft x 5.00 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Bedroom 9.25 Ft x 11.25 Ft

Bedroom 11.33 Ft x 10.17 Ft

Storage 8.08 Ft x 7.25 Ft

Furnace 7.50 Ft x 11.92 Ft

3pc Bathroom 8.67 Ft x 5.00 Ft

Breakfast 8.33 Ft x 16.67 Ft

Family room 12.67 Ft x 24.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Real Broker

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Bedroom 7.92 Ft x 9.33 Ft

Office 8.00 Ft x 8.17 Ft

Primary Bedroom 12.58 Ft x 12.42 Ft

Sunroom 21.33 Ft x 12.08 Ft