

137 Martinpark Way NE  
Calgary, Alberta

MLS # A2273200



**\$515,000**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,634 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** None

Welcome to 137 Martinpark Way NE! Located in the highly sought-after community of Martindale, this well-designed two-storey home offers over 2,150 sq. ft. of developed living space—perfect for families seeking comfort and convenience. The home features new stucco siding and a front-drive single attached garage. The bright, open-concept main floor offers great flow for everyday living and entertaining. The kitchen includes a spacious dining nook, while the formal dining room is nicely separated from the welcoming living room by a stylish half wall. Patio doors lead to a large deck overlooking a fully fenced and landscaped backyard—ideal for outdoor dining and family fun. Upstairs, you’ll find three generously sized bedrooms, including a primary suite with a soaker tub and separate shower in the ensuite. The fully finished basement offers a large recreation area and future suite potential (subject to City approval)—great flexibility for growing families. Hot water tank replaced in 2021. Convenient location close to schools, parks, shopping, LRT, and all major amenities. A fantastic opportunity in a family-friendly community—book your showing today!