

# \$555,000 - 26 Martingrove Mews Ne, Calgary

MLS® #A2218977

**\$555,000**

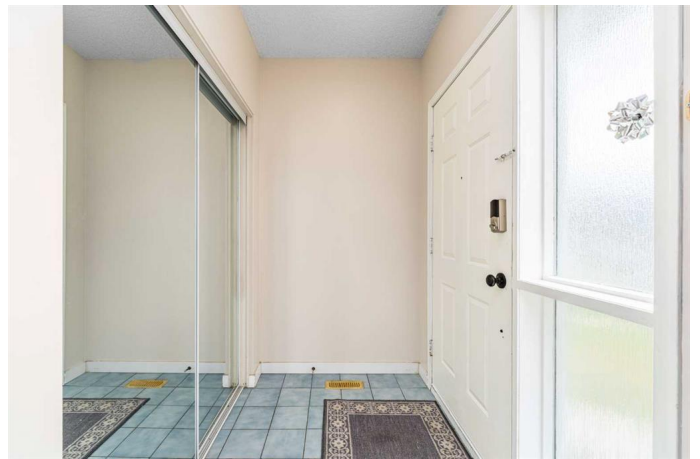
3 Bedroom, 3.00 Bathroom, 1,428 sqft  
Residential on 0.08 Acres

Martindale, Calgary, Alberta

Welcome to 26 Martingrove Mews NE â€” a spacious and extensively updated 3-level split located on a quiet cul-de-sac in the heart of Martindale. With 2250 square feet of livable space, this home is thoughtfully designed for functional family living and extended family flexibility. The main level features vaulted ceilings, hardwood flooring, a formal living room, a dedicated dining area, and a bright kitchen with stainless steel appliances and room for a breakfast nook. Upstairs offers three well-sized bedrooms and a full bathroom.

The walkout third level provides a rare **SECOND LIVING ROOM** â€” perfect for families needing separate spaces. This inviting area includes a cozy fireplace with new tile surround, modern pot lighting, and direct access to the backyard. A second full bathroom and a convenient laundry room complete this level. The fully finished basement adds even more flexibility with a large rec room or potential fourth bedroom, a third full bathroom, and an illegal suite, making it an excellent option for extended family or future rental income.

Significant upgrades include a **NEW FURNACE** and **HEAT PUMP (2023)**, offering efficient heating and **CENTRAL AIR CONDITIONING**. Additional improvements include **NEWER ROOF** shingles, vinyl **SIDING**, **WINDOWS**, and front brickwork. Inside, updated tile flooring, knockdown



ceilings, modern doors and trim, fresh paint, and updated fixtures give the home a clean and move-in-ready feel. The DOUBLE DETACHED GARAGE, built in 2014, is fully INSULATED and drywalled. The fully fenced yard offers space to enjoy and backs onto a PAVED BACK LANE, providing clean and convenient access.

Located in one of northeast Calgary’s most connected communities, you’re walking distance to shopping and a convenience store, doctors' office, dentist, and Dashmesh Culture Centre, also close to the Genesis Centre, schools, parks, shopping, and a variety of nearby places of worship. With two separate living rooms, three full bathrooms, and a flexible layout built for real life, 26 Martingrove Mews NE delivers long-term value in a location your whole family will love.

Built in 1985

**Essential Information**

MLS® #	A2218977
Price	\$555,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,428
Acres	0.08
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

**Community Information**

Address	26 Martingrove Mews Ne
Subdivision	Martindale
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3J 2S9

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Bidet
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 9th, 2025
Days on Market	6
Zoning	R-CG

### Listing Details

Listing Office	Real Broker
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