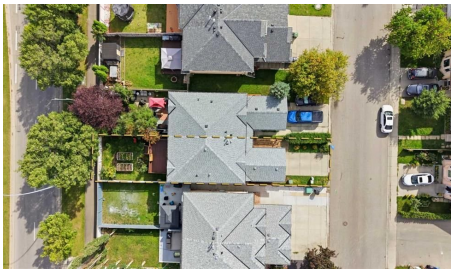
28 Martinglen Way NE

Calgary | Active | MLS® A2344463

$399,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1991**	**1,360.19 sq. ft.**

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Listed by RE/MAX House of Real Estate

A closer look

This SEMI-DETACHED FAMILY HOME offers a great, functional layout that works perfectly for a busy family looking for both shared connection and their own separate spaces. The floorplan utilizes every foot efficiently, keeping the main living areas, bedrooms, and recreation spaces distinct and highly usable. Practical hard-surface flooring handles daily foot traffic with ease, while neutral paint and updated light fixtures keep the home feeling bright and welcoming. Out back, a large raised deck overlooks a fully fenced yard, giving kids and pets plenty of secure space to play while adults relax or fire up the BBQ.

The front foyer provides a dedicated landing zone with a closet to keep coats and boots organized and out of sight. Down the hall, you have direct access to the attached single-car garage, which is an absolute lifesaver on freezing winter mornings. A handy main floor powder room is also tucked away near the entrance for guests. The back of the main floor is where the family gathers, featuring a classic wrap-around kitchen with warm wood cabinetry, reliable appliances, and plenty of counter space. It flows seamlessly into a bright dining area and a spacious living room, where large windows let in lots of natural light and offer a clear view of the backyard.

Upstairs, the primary bedroom is quite spacious, stretching across the entire width of the house and offering excellent storage with two separate built-in closets. Two more bright bedrooms sit down the hall, making great spaces for children, guests, or a dedicated home office. A clean, central four-piece bathroom features a full tub/ shower combo alongside a wide vanity with good storage underneath.

Downstairs, the fully developed basement adds a massive amount of extra living space. The main recreation room centers around a classic brick-faced fireplace, making it the ultimate spot for family movie nights or a teenagers' hangout. An open secondary living space right next to it offers total flexibility, easily adapting into a playroom, fitness area, or hobby space. Rounding out this lower level is a large utility room that keeps the home mechanics out of sight while offering full-size laundry hookups and tons of extra room for seasonal storage.

The location is incredibly convenient for a growing family, putting schools, parks, and transit right at your doorstep. Kids can walk to school in minutes, with CROSSING PARK SCHOOL just a short three-minute stroll away and MANMEET SINGH BHULLAR SCHOOL just down the road. Commuting is just as easy, thanks to the MARTINDALE LRT STATION less than five minutes away for a quick train ride into downtown Calgary. On weekends, the massive FORTY-ACRE PRAIRIE WINDS PARK is right down the street, offering a toboggan hill, sports fields, and a splash park. Everyday shopping, grocery runs, and dining are simplified with a quick ten-minute drive to SADDLETOWNE CIRCLE, and nearby STONEY TRAIL provides a smooth connection to the rest of the city and the airport.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344463
Bedrooms	3

Bathrooms	2
Year Built	1991
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,360.19 sq. ft.
Main Level Finished Area:	679 sq. ft.
Upper Level Finished Area:	681.19 sq. ft.
Below Grade Finished Area:	637.3 sq. ft.
Lot Area:	2,906 sq. ft.
Lot Frontage:	24'8"
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	1991 (Age: 35)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0

Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	9110589
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Duplex
Roof:	Asphalt
Ensuite:	No
Flooring:	Carpet, Laminate, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Basement, Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Lower Level
City Quadrant:	Northeast
Community:	Martindale
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Washer, Window Coverings
Inclusions:	N/A

Restrictions:	None Known
Main Floor	Dining Room · 10'2" × 9'11" ·
Main Floor	Foyer · 9'5" × 8'5" ·
Main Floor	Kitchen · 9'4" × 9'1" ·
Main Floor	Living Room · 19'2" × 11'6" ·
2nd Floor	Bedroom · 13'8" × 9'5" ·
2nd Floor	Bedroom · 10'2" × 9'3" ·
2nd Floor	Bedroom - Primary · 15'9" × 12'3" ·
Basement	Game Room · 19'5" × 18'5" ·
Basement	Living Room · 11'1" × 10'4" ·
Basement	Furnace/Utility Room · 15'11" × 9'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	No Animal Home, No Smoking Home, See Remarks
Exterior Features:	Other, Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Landscaped, Private
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-C2
Listed Date:	Sep 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/28-martinglen-way-ne-calgary-a2344463/

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