



GRASSROOTS
REALTY GROUP

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57 Martingrove Place NE
Calgary, Alberta

MLS # A2216585



\$574,900

Division:	Martindale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,124 sq.ft.	Age:	1983 (42 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street, On Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, See Remarks, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge & Stove in suite

Incredible Investment Opportunity or Perfect First-Time Home! 5 Beds | 2 Baths | Walkout Basement | R2 Zoning | Corner Lot', Welcome to this elevated bi-level home located on an oversized 430 m²; corner lot in a convenient and family-friendly neighborhood. This well-maintained property features 5 bedrooms and 2 full bathrooms, offering a flexible layout ideal for multi-generational living or rental income. Main Floor: Bright living room with large picture window. Updated kitchen with newer countertops, backsplash, and appliances. Three spacious bedrooms, including a king-sized primary with direct bathroom access. Balcony off the dining area with views of a nearby playground. Walkout Basement (Illegal Suite): Separate entrance from the driveway, 2 large bedrooms and a 4-piece bathroom. Cozy living area and private laundry with newer washer & dryer Recent Upgrades: New flooring on the main floor, Newer windows, roof, hot water tank, and baseboards. Updated kitchen and appliances. Exterior Features: Fully fenced backyard with room to build a double detached garage. Extra parking available thanks to the corner lot. Prime Location: Steps to public transit, Minutes to Superstore, McKnight-Westwinds C-Train Station, and Crossing Park School' Close to McKnight Village Shopping Centre and other amenities. This move-in-ready home offers great value with R2 zoning and income potential.