



GRASSROOTS
REALTY GROUP

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17 Martingrove Court NE
Calgary, Alberta

MLS # A2227469



\$535,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,338 sq.ft.	Age:	1983 (42 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Other, Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

PRIME LOCATION | ILLEGAL SUITE | OVERSIZED GARAGE. Located on a quiet cul-de-sac in the community of Martindale, this well-maintained two-story home is perfect for first-time home buyers or investors! Featuring 3 bedrooms upstairs and a 1-bedroom illegal basement suite with a separate side entrance, this home offers both comfort and income potential. The main floor boasts hardwood and tile flooring, a spacious living room, formal dining area, a private kitchen at the back with west-facing exposure for great natural light, a half bathroom, and separate laundry. Upstairs, you'll find three bedrooms including a generously sized primary bedroom, plus a full 4-piece bath. The basement illegal suite includes a kitchen, living area, large bedroom, full bathroom, and its own separate laundry—ideal for a tenant or extended family. Outside, enjoy a HUGE 23' x 24' oversized double garage plus extra space in the back for trailer or RV parking thanks to the wide lot and paved back lane. The home also comes with central air conditioning and a low-maintenance side yard. Walking distance to schools, shopping, Park, gas stations, bus stops, the Gurdwara Sahib, churches, Genesis Centre, LRT, and more. This is a complete package in one of Calgary NE's most convenient locations. Don't miss out—book your showing today!