



**GRASSROOTS**  
REALTY GROUP

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**6503 Martingrove Drive NE**  
**Calgary, Alberta**

**MLS # A2229714**



**\$530,000**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,047 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Storage		

**Inclusions:** All TV brackets, White cupboard (pantry) in the Kitchen, White Closet in the Main Bedroom, Shed in the Backyard, SUITE: Stove, Hood fan, 1 Refrigerator

Welcome to this beautifully UPDATED BUNGALOW in the heart of Martindale. This home offers a fresh feel throughout—perfect for families, first-time buyers, or investors looking for a ready-to-enjoy property in a well-connected community. Step inside to a bright and airy main floor featuring all-new flooring and a LARGE BAY WINDOW that fills the space with natural light. The kitchen features MODERN CABINETS and sleek finishes and sits adjacent to a comfortable dining area and SPACIOUS LIVING ROOM—ideal for everyday living. The upgraded full bathroom showcases a quaint space along with a BONUS BATHROOM ENSUITE in the primary bedroom. Recent major upgrades include NEW WINDOWS, NEW CARPET installed in all upper bedroom, a new furnace (2023), and a newer roof, providing added comfort and long-term peace of mind. The hot water tank was replaced just five years ago, and thoughtful details such as updated lighting and fresh paint add to the home’s welcoming appeal. Downstairs, the fully finished (illegal) basement expands the living space with BRAND NEW luxury vinyl plank flooring, TWO generous bedrooms, a modern 4-piece bathroom, and a SECOND KITCHEN. A spacious rec room offers flexibility for extended family living, a private guest area, or potential rental options. Outside, the home sits on a well-maintained lot in a friendly, established neighbourhood. Parking available on the street and the backyard can also be used for parking. You’re just minutes from parks, public schools, transit options, and shopping centres—everything you need is right at your doorstep. This is a rare opportunity to move into a home - whether you’re seeking space, style, or smart investment potential, this Martindale bungalow delivers.

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