



GRASSROOTS
REALTY GROUP

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6539 Martingrove Drive NE
Calgary, Alberta

MLS # A2243489



\$525,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,178 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Pa		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s)		

Inclusions: Pool Table, Fire Pit

Welcome to this beautifully maintained and recently renovated family home in the heart of Martindale, complete with a spacious 24' x 26' heated garage/shop! Step inside and you'll immediately notice the care and updates throughout. The main floor features an open-concept layout with a generous living room anchored by a stunning wood-burning fireplace—perfect for cozy evenings. There's ample space for a formal dining area, while updated laminate flooring, fresh paint, and new baseboards, LED lights add a modern touch. The kitchen is both spacious and functional, offering a dinette area and well-maintained appliances. Upstairs, you'll find three bedrooms including a massive primary retreat, all freshly painted. A bright, full bathroom completes this upper level. The lower level offers even more space with a large family room featuring a pool table and a gas fireplace with a thermostat for added comfort. The utility/laundry room provides excellent storage and includes handy laundry sink. Outdoors, enjoy a large concrete parking pad that fits up to three vehicles or even an RV. The landscaped yard is fully fenced for privacy and includes a firepit—ideal for entertaining. The heated garage is a standout feature: a massive 24' x 26' space with plenty of storage and work space, with 110/220v plug all accessed via a clean, paved alley. Situated across from a playground and within walking distance to schools, shopping, parks, and the Dashmesh Culture Centre, this home combines comfort, convenience, and exceptional value. Don't miss this incredible opportunity—schedule your viewing today!