



GRASSROOTS
REALTY GROUP

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13 Martingrove Court NE
Calgary, Alberta

MLS # A2246353



\$450,000

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,653 sq.ft.	Age:	1983 (42 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Tucked into a quiet cul-de-sac in the established community of Martindale, this 4-level split sits on a generous pie shaped lot with a detached double garage and rear lane access, a great opportunity for buyers looking to get into the market and personalize a home over time. The main level features a bright living room with a bay window, flowing into a dining area and a functional kitchen that also enjoys a sunny bay window. A side patio door just off the kitchen offers access to the yard. Upstairs, you will find three good-sized bedrooms, including a primary bedroom with a 4-piece ensuite. The other two bedrooms have easy access to the full 4-piece main bathroom. One of the standout features of this home is the walkout level, offering a spacious family room with a wood-burning fireplace, a 3-piece bathroom, and direct access to the back patio, a great setup for future entertaining or a relaxing space. The basement level is partially finished with a recreation area and plenty of storage, providing room to expand or renovate as needed. Both the furnace (2022) and hot water tank (2019) have been updated. Located in a sought-after neighbourhood with schools, parks, shopping, and public transit nearby, this home presents incredible potential for families, investors, or anyone looking to put down roots in a vibrant community.