



GRASSROOTS
REALTY GROUP

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6556 Martingrove Drive NE
Calgary, Alberta

MLS # A2248924



\$639,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,606 sq.ft.	Age:	1986 (39 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, City Lot, Interior Lot, Landscaped, Rectangular Lot, Standard Sha		

Heating:	Central, Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Sump Pump(s), Vinyl Windows		
Inclusions:	NA		

**** TWO BEDROOM ILLEGAL SUITE || CENTRAL AIR CONDITIONER || NEW ROOF || NEW DRIVEWAY || NEW GARAGE || VINYL WINDOWS || FIREPLACE || RAILING || SIDE ENTERANCE || NEW APPLIANCES **** Welcome and step into luxury and comfort with this stunning, fully renovated front-drive home in Martindale with back alley access! Located in one of Northeast Calgary's most desirable communities, this 5-bedroom, 3.5-bathroom residence is thoughtfully upgraded with high-end finishes throughout. Features include luxury vinyl plank flooring, flat ceilings, a brand-new concrete front driveway, fresh exterior paint, new roof, central air conditioning, modern railings, and striking feature walls. The main floor offers a spacious layout with a formal living room, cozy family room with a fireplace, a generous dining area, and a brand-new kitchen equipped with quartz countertops, full-height cabinets, and stainless steel appliances—designed for both everyday use and entertaining. Upstairs, the large primary bedroom includes a walk-in closet and a private 4-piece ensuite, accompanied by two additional bedrooms, a shared 4-piece bathroom, and separate laundry for added convenience. The basement is an illegal suite featuring a separate side entrance, two bedrooms, a modern kitchen, a full bathroom, and a bright living area—ideal for extended family or rental potential. With front-drive access, back alley, and a location close to schools, shopping, places of worship, parks, and transit, this move-in-ready home offers comfort, convenience, and value. Book your showing today with your REALTOR.