



GRASSROOTS
REALTY GROUP

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6022 Martingrove Road NE
Calgary, Alberta

MLS # A2252875



\$539,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,069 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Interior Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Shingle Siding, Vinyl Siding	Zoning:	RC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Separate Entrance		

Inclusions: Upper level and Basement appliances

Nestled in the sought-after Maritndale community, this beautifully renovated home at 6022 Martingrove Road NE offers a perfect blend of modern comfort and investment potential. Featuring 4 spacious bedrooms and 3.5 bathrooms, along with a 1-bedroom, 1-bath illegal basement suite, this property provides versatile living options. The legal upstairs unit is currently rented for \$2,000 per month with tenants responsible for 70% of utilities, while the basement suite brings in \$1,000 monthly with a 70/30 utility split, making it an excellent opportunity to generate steady rental income. Located just minutes from highly regarded schools and the local Gurdwara, residents benefit from a strong sense of community, convenient access to amenities, parks, shopping, and public transit. Maritndale is known for its family-friendly atmosphere, quiet streets, and easy access to major routes, making it ideal for both homeowners and investors seeking a vibrant neighbourhood with long-term value.