



GRASSROOTS
REALTY GROUP

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**6032 Martingrove Road
Calgary, Alberta**

MLS # A2263748



\$469,900

Division:	Martindale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	902 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: none

BRAND NEW KITCHEN AND CABINETS ON THE MAIN FLOOR!!! Welcome to 6032 Martingrove Road located in a prime location, walking distance to schools, shopping, transportation (Martindale stations & Saddletown station), Dashmesh Gurdwara and Genisis Rec center. Amazing opportunity for all First Time Home Buyers & Investors looking to own a single family DETACHED home with an illegal basement suite in the established community of Martindale. Main floor offers great size of living to entertain your guests, a kitchen with many cabinets to satisfy your needs and two spacious bedrooms. Laminate flooring throughout the main floor and basement. Basement features a 1 bedroom illegal suite and good size of the family room. Laundry is located in a common area for upstairs and downstairs. Don't miss the opportunity to secure such a beautiful home in a highly desirable and family friendly community.