



GRASSROOTS
REALTY GROUP

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6081 Martingrove Road NE
Calgary, Alberta

MLS # A2274845



\$599,900

Division:	Martindale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	827 sq.ft.	Age:	1984 (41 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

5 BEDS | 3 FULL BATHS | LEGAL BASEMENT SUITE Welcome to this beautifully renovated bi-level home located in the highly desirable community of Martindale. The main floor offers a bright living room, dining area, functional kitchen, three spacious bedrooms, and two full bathrooms. The legal basement suite features 2 bedrooms, a full bathroom, and a well-appointed kitchen—perfect for rental income or extended family living. Additional highlights include an oversized 22x20 double detached garage. Ideally situated within walking distance to schools, shopping, transit, Dashmesh Gurdwara, and the Genesis Centre. A fantastic opportunity for first-time buyers or investors!