



GRASSROOTS
REALTY GROUP

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13 Martingrove Court NE
Calgary, Alberta

MLS # A2277588



\$639,888

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,659 sq.ft.	Age:	1983 (43 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lev		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Storage		

Inclusions: N/A

Nestled in a serene cul-de-sac in the established Martindale community, this fully renovated four-level split home is situated on a spacious, pie-shaped lot. It features a detached double garage and rear lane access, with a gated entry to the backyard, offering additional parking for an RV or extra vehicles. This presents an excellent opportunity for buyers seeking to enter the market and enjoy a completely upgraded residence. The main level boasts a bright living room with a bay window, seamlessly connecting to a dining area and a functional, upgraded kitchen, also equipped with a sunny bay window and laundry facilities. A side patio door adjacent to the kitchen provides access to the yard. The upper level includes three generously sized bedrooms, with a primary bedroom featuring a four-piece ensuite. The other two bedrooms have convenient access to the full four-piece main bathroom. A notable feature of this home is the walkout level, which includes a spacious family room with a wood-burning fireplace, a three-piece bathroom, and a brand-new kitchen that can serve as a second kitchen or is ideal for a (illegal basement) rental unit. This level also offers direct access to the back patio, perfect for future entertaining or relaxation. The basement level is fully finished, providing two additional bedrooms, a crawl space that can be utilized as an office or play area, and ample storage. It also includes a separate laundry facility for this unit. Both the furnace (2022) and hot water tank (2019) have been recently updated. Located in a highly desirable neighborhood with nearby schools, parks, shopping, and public transit, this home offers incredible potential for families, investors, or anyone looking to establish roots in a vibrant community.

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