



6081 Martingrove Road NE  
Calgary, Alberta

MLS # A2281635



**\$569,900**

**Division:** Martindale

**Type:** Residential/House

**Style:** Bi-Level

**Size:** 827 sq.ft. **Age:** 1984 (42 yrs old)

**Beds:** 5 **Baths:** 3

**Garage:** Double Garage Detached

**Lot Size:** 0.07 Acre

**Lot Feat:** Back Lane, Rectangular Lot

**Heating:** Forced Air

**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:** NA

**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&mdash;perfect for rental income or extended family living. Additional highlights include 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!