



**16 Martingrove Mews NE  
Calgary, Alberta**

**MLS # A2299620**



**\$474,000**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	908 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers		

**Inclusions:** NA

Welcome to this fantastic opportunity for first-time buyers and investors alike! This four-level split offers 1,762 sq. ft. of total living space, providing plenty of room to grow or generate rental income. The main level features a bright and spacious living room with hardwood flooring and a large bay window that fills the space with natural light. The functional kitchen offers ample storage, while the dining area and front entry are finished with durable ceramic tile. A convenient side entrance provides direct access to the large tiered deck—ideal for tenants or multi-generational living. Upstairs, you’ll find two generously sized bedrooms and a full 4-piece bathroom. The lower level offers a massive family room with large windows and a cozy wood-burning brick fireplace with built-in oak shelving—perfect for a secondary living space, home office, or shared common area. The basement includes two additional large bedrooms (windows not meeting current egress requirements), a second 4-piece bathroom, and a laundry/utility room with a large crawl space featuring an abundance of extra storage. With a flexible layout and separate living areas, this home presents excellent potential for rental income or future development. Outside, enjoy an oversized double detached insulated garage with an 8-foot door, a double carport, and a spacious deck—adding even more value and parking options. Located on a quiet cul-de-sac close to schools, shopping, and public transportation, this is an affordable opportunity with strong upside potential. Don’t miss your chance to get into the market or expand your investment portfolio! Be sure to check out the VIRTUAL TOUR link for hi-tech interactive floor plans, hi-def photos, and state of the art virtual tours where you can take a "walk" throughout the rooms of the property.