



**6081 Martingrove Road NE  
Calgary, Alberta**

**MLS # A2281635**



**\$529,900**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	827 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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—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!