



**GRASSROOTS**  
REALTY GROUP

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6016 Martingrove Road NE  
Calgary, Alberta

MLS # A2307919



**\$489,900**

|           |                                                                 |        |                   |
|-----------|-----------------------------------------------------------------|--------|-------------------|
| Division: | Martindale                                                      |        |                   |
| Type:     | Residential/House                                               |        |                   |
| Style:    | 2 Storey                                                        |        |                   |
| Size:     | 1,086 sq.ft.                                                    | Age:   | 1989 (37 yrs old) |
| Beds:     | 3                                                               | Baths: | 2                 |
| Garage:   | Double Garage Detached                                          |        |                   |
| Lot Size: | 0.08 Acre                                                       |        |                   |
| Lot Feat: | Back Lane, Back Yard, Low Maintenance Landscape, Pie Shaped Lot |        |                   |

|             |                                  |            |      |
|-------------|----------------------------------|------------|------|
| Heating:    | Forced Air                       | Water:     | -    |
| Floors:     | Carpet, Laminate                 | Sewer:     | -    |
| Roof:       | Asphalt Shingle                  | Condo Fee: | -    |
| Basement:   | Full                             | LLD:       | -    |
| Exterior:   | Vinyl Siding, Wood Frame         | Zoning:    | R-CG |
| Foundation: | Poured Concrete                  | Utilities: | -    |
| Features:   | No Smoking Home, Quartz Counters |            |      |

Inclusions: None

Welcome to this bright and beautifully maintained 2 story home sitting on a pie lot nestled in the heart of Martindale NE, a well-established community. This move-in ready home features huge living area on the main floor with recently upgraded kitchen with quartz counter tops and new appliances. 3 bedrooms on the upper floor with a full bathroom offer a lot of space for your growing family, ideal for first-time buyers. Developed basement offers a recroom/games area and a full bathroom for more convenience of your family. Step outside to enjoy the full-width deck, perfect for hosting large family gatherings, summer BBQs, or simply relaxing in your private outdoor space. The expansive backyard offers plenty of room for kids to play, gardening, or additional outdoor enhancements. The extended detached DOUBLE CAR GARAGE offers 2 car parkings and plenty of storage space. Located just steps away from the Sikh temple and just minutes from schools, parks, and grocery stores, this home provides both convenience and community. Come experience the warmth this home has to offer.