



**GRASSROOTS**  
REALTY GROUP

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6087 Martingrove Road NE  
Calgary, Alberta

MLS # A2319202



**\$549,000**

|           |                                              |        |                   |
|-----------|----------------------------------------------|--------|-------------------|
| Division: | Martindale                                   |        |                   |
| Type:     | Residential/House                            |        |                   |
| Style:    | 3 Level Split                                |        |                   |
| Size:     | 1,042 sq.ft.                                 | Age:   | 1983 (43 yrs old) |
| Beds:     | 5                                            | Baths: | 2                 |
| Garage:   | Off Street                                   |        |                   |
| Lot Size: | 0.06 Acre                                    |        |                   |
| Lot Feat: | Back Yard, Front Yard, Lawn, Rectangular Lot |        |                   |

|             |                                                        |            |      |
|-------------|--------------------------------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas                                | Water:     | -    |
| Floors:     | Laminate                                               | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                        | Condo Fee: | -    |
| Basement:   | Full                                                   | LLD:       | -    |
| Exterior:   | Vinyl Siding                                           | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                        | Utilities: | -    |
| Features:   | Laminate Counters, Natural Woodwork, Separate Entrance |            |      |

**Inclusions:** The appliances in basement fridge/stove and range hood

Discover this turnkey, high-yield rental property generating \$2350 plus 60% utilities upstairs. Situated on a quiet street with a private, brick-patio backyard, this property is fully optimized for immediate investor takeover with fantastic, long-term tenants who would love to stay. **PROPERTY HIGHLIGHTS:** Upstairs Suite: Features 3 spacious bedrooms, a full 4-piece bathroom, and bright living spaces currently rented for \$2,350/month + 60% utilities. Downstairs Suite: Features a fully finished illegal basement suite with 1 bedroom plus a versatile den, kitchen, rec room, and its own full 4-piece bathroom. Can be legalized through city of Calgary using the amnesty program rules and incentives. Recent Updates: Freshly painted throughout with refreshed light fixtures. Shared Amenities: Convenient single-laundry setup. **UNBEATABLE LOCATION & AMENITIES:** Steps away from public transit with bus stops located right across the street. Within walking distance to the Sikh Gurdwara, local schools, and the massive Genesis Centre/YMCA complex. Short walk to the retail plaza and Co-op gas station at the corner of 64 Ave and Falconridge Blvd. Don't miss out on adding this rock-solid, revenue-generating asset to your portfolio. Schedule your private viewing today!