



THE
A-TEAM

**RE/MAX
FIRST**

6079 MARTINGROVE Road, Calgary T3J2S8

MLS®#: **A2121802**

Area: **Martindale**

Listing Date: **04/10/24**

List Price: **\$599,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1984**

Lot Information

Lot Sz Ar: **2,884 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,604**
Low Sqft:
Ttl Sqft: **1,604**

DOM

39

Layout

Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **4 Level Split**

Parking

Ttl Park: **3**
Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Rectangular Lot**
Park Feat: **None**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Playground,Private Entrance,Storage**

Construction: **Vinyl Siding**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Range,Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance**
Utilities:

Room Information

| Room | Level | Dimensions |
|---------------------------------------|---------------|----------------------|
| 3pc Bathroom | Main | 5`1" x 8`8" |
| Dining Room | Main | 10`4" x 9`3" |
| Family Room | Main | 19`0" x 16`4" |
| Kitchen | Main | 10`9" x 7`11" |
| Living/Dining Room Combination | Second | 19`0" x 13`4" |
| Bedroom | Second | 8`6" x 9`11" |
| Bedroom - Primary | Second | 10`3" x 12`3" |

| Room | Level | Dimensions |
|-----------------------|-----------------|----------------------|
| Breakfast Nook | Main | 8`2" x 7`11" |
| Dining Room | Second | 10`2" x 8`11" |
| Laundry | Main | 2`0" x 5`0" |
| Kitchen | Second | 8`8" x 10`5" |
| 4pc Bathroom | Second | 5`1" x 8`11" |
| Bedroom | Second | 10`3" x 8`11" |
| Breakfast Nook | Basement | 4`5" x 5`0" |

| | | | | | |
|----------------------|----------------------|--|---|----------------------|-------------------------------|
| Bedroom Laundry | Basement Basement | 9`5" x 11`5" 17`7" x 27`6" | Bedroom Storage Legal/Tax/Financial | Basement Basement | 17`7" x 10`10" 5`9" x 4`3" |
| <hr/> | | | | | |
| Title: Fee Simple | | Zoning: R-C2 | | | |
| Legal Desc: | | 8211088 | | | |
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| Remarks | | | | | |
| <hr/> | | | | | |
| Pub Rmks: | | Discover the perfect blend of space, style, and potential in this 5-bedroom, 2-full washroom house nestled in the heart of Martindale. Boasting a recently updated top floor featuring brand new flooring, a modern kitchen, and energy-efficient windows, this home offers over 1600 sqft of comfortable living space. The lower level includes a separate illegal suite with its own kitchen and laundry facilities, presenting an excellent opportunity for additional rental income or a separate living arrangement. With a little renovation, the lower level could easily be transformed into another suite, maximizing the property's versatility. Recent upgrades include a new roof and siding installed in 2019, ensuring durability and peace of mind for years to come. Whether you're looking to rent out the entire house, live upstairs and rent downstairs, or explore other possibilities, the unlimited potential of this property makes it a standout opportunity in Martindale. Don't miss your chance to own this versatile and well-maintained home. Contact your favorite realtor today to schedule a showing and unlock the possibilities of this exceptional property. | | | |
| Inclusions: | | N/A | | | |
| Property Listed By: | | Town Residential | | | |
| <hr/> | | | | | |

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









