



THE
A-TEAM

**RE/MAX
FIRST**

6010 MARTINGROVE ROAD NE Road, Calgary T3J2M8

MLS®#: **A2164051**

Area: **Martindale**

Listing Date: **09/09/24**

List Price: **\$548,888**

Status: **Active**

County: **Calgary**

Change: **-\$17k, 18-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1989**

Lot Information

Lot Sz Ar: **3,556 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Front Yard**
Park Feat: **None,On Street**

Finished Floor Area

Abv Sqft: **1,054**

Low Sqft:

Ttl Sqft: **1,054**

DOM

10

Layout

Beds: **3 (3)**

Baths: **2.0 (2 0)**

Style: **2 Storey**

Parking

Ttl Park: **0**

Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Natural Gas**
Sewer:
Ext Feat: **Garden**

Construction: **Vinyl Siding**
Flooring: **Vinyl**
Water Source:
Fnd/Bsmt: **Other**

Kitchen Appl: **Dishwasher,Electric Range,Gas Water Heater,Range Hood,Refrigerator,See Remarks,Washer/Dryer Stacked**
Int Feat: **Chandelier,No Smoking Home,Quartz Counters,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Basement	4`11" x 4`8"
Kitchen	Main	9`4" x 10`3"
Bedroom	Second	12`11" x 10`3"
Game Room	Basement	17`11" x 13`7"
Living Room	Main	13`0" x 14`11"

Room	Level	Dimensions
4pc Bathroom	Second	9`11" x 6`0"
Bedroom - Primary	Second	13`5" x 15`11"
Bedroom	Second	12`2" x 10`4"
Den	Basement	11`0" x 8`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

8910480

Remarks

Pub Rmks:

*******REDUCED PRICE *****SELLER is Providing Basement Rough-Ins|Total SQFT 1469 approx.**** The Home You've Been Dreaming Of - Completely Updated and Ready for You! Hey, future homeowner! Yes, YOU! Imagine walking into a house where everything's already been done for you—no stress, no renovations, just pure excitement. This stunning 3-bedroom, 2-bathroom home in the heart of Martindale has been totally transformed from top to bottom, and it's ready for you to move right in! Let's start with the kitchen—it's not just any kitchen. We're talking brand-new cabinets, gorgeous quartz countertops that scream "luxury," and top-of-the-line Samsung appliances that will make cooking (and let's be honest, ordering takeout) even more fun. The whole house? Yeah, it's been upgraded too. Fresh new floors, stylish light fixtures, and fully renovated bathrooms that will make you feel like you're living in a hotel. And that basement? It's fully finished with a den and a massive recreation room, priorly used as a 4th bedroom. Whether you want a cozy movie night or an extra bedroom, this space has you covered! But that's not all! This location is unbeatable—everything you need is just minutes away. Schools, parks, and shopping? All within a 7-minute drive. The Gurudwara Sahib? Just 1 minute away! You're only 10 minutes from Calgary's vibrant downtown. And for fitness and fun, the Calgary Public Library, YMCA, and Genesis Centre are only 4 minutes from your doorstep. Need a quick trip downtown? You're only 10 minutes from Calgary's vibrant downtown. Convenience, comfort, and community—it's all here! Don't wait! This fully updated home is calling your name. Let's make it yours before someone else snags it!**

Inclusions:
Property Listed By:

N/A
eXp Realty

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







