



THE A-TEAM

RE/MAX FIRST

6039 MARTINGROVE Road, Calgary T3J 2T5

MLS®#: A2167450 Area: Martindale Listing: 09/20/24 List Price: \$599,900
Status: Active County: Calgary Change: +\$40k, 24-Oct Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 1984
Finished Floor Area: 1,386
Low Sqft: 1,386
Ttl Sqft: 1,386
Access: Back Lane, Back Yard, Landscaped, Rectangular Lot
Alley Access, Off Street, On Street

DOM

39
Layout
Beds: 4 (3 1)
Baths: 2.0 (2 0)
Style: 4 Level Split
Parking
Ttl Park: 2
Garage Sz:

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Private Entrance, Private Yard
Construction: Vinyl Siding
Flooring: Carpet, Ceramic Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Int Feat: No Animal Home, No Smoking Home, Separate Entrance
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Dining Room, Kitchen, Family Room, etc., and their dimensions across different levels.

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

8211088

Remarks

Pub Rmks: **Welcome to this beautifully maintained home in the desirable Martindale community! As you enter, you're greeted by a huge living room and dining area with ceramic tile flooring, leading to a cozy kitchen with white cabinets. Upstairs, you'll find three generously sized bedrooms and a full bath. The third and fourth level are converted into an illegal Suite which is already rented, it boasts a large family room complete with a full bath, kitchen and French doors that open to the walk-out yard. The fully finished fourth level also includes a laundry area, a bedroom with big window and a rec room which can be converted into the fifth bedroom, an impressive crawl space over 5 1/2 feet high for all your storage needs. This spacious four-level split has recent upgrades including, hot water tank, new windows, deck and roof. Don't miss out on this fantastic opportunity! With a park across the street, close proximity to schools, FRESHCO/Shoppers, transit, the Sikh Temple, Genesis Centre, clinics and the LRT, everything you need is just a short walk away. The well maintained front and fully fenced back yard. perfect for outdoor activities. Hurry and make it yours before it's gone**

Inclusions: **NONE**
Property Listed By: **RE/MAX House of Real Estate**

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









