

6039 MARTINGROVE Road, Calgary T3J 2T5

MLS®#: **A2167450** Area: **Martindale** Listing Date: **09/20/24** List Price: **\$599,900**
 Status: **Active** County: **Calgary** Change: **+\$40k, 24-Oct** 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:
 Access:
 Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**
 Park Feat: **Alley Access,Off Street,On Street**

Finished Floor Area
 Abv Sqft: **1,386**
 Low Sqft:
 Ttl Sqft: **1,386**

DOM

74
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

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`2" x 12`0"	Bedroom - Primary	Upper	12`2" x 10`2"
Dining Room	Main	11`0" x 6`8"	Bedroom	Upper	10`2" x 8`10"
Kitchen	Main	10`6" x 8`10"	Bedroom	Upper	9`10" x 8`5"
Family Room	Lower	17`8" x 13`7"	Bedroom	Basement	17`8" x 10`7"
Kitchen	Lower	12`10" x 5`4"	Game Room	Basement	12`11" x 11`0"
4pc Bathroom	Upper	8`9" x 4`11"	3pc Bathroom	Lower	8`9" x 4`11"
Storage	Lower	5`11" x 4`2"	Laundry	Basement	5`9" x 4`6"

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, few 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









