

## 6010 MARTINGROVE Road, Calgary T3J2M8

MLS®#: **A2172753** Area: **Martindale** Listing **10/11/24** List Price: **\$499,804** 

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:



**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:

4`11" x 4`8"

Lot Feat: Back Lane,Back Yard,Garden

Park Feat: Off Street

DOM

1,055

1,055

Finished Floor Area

Abv Saft:

Low Sqft:

Ttl Sqft:

103 Layout

Beds: **3 (3 )**Baths: **2.0 (2 0)** 

Style: 2 Storey

<u>Parking</u>

Ttl Park: 0

Garage Sz:

Utilities and Features

Roof: Asphalt Shingle Construction:

Heating: Electric,Fireplace(s),Forced Air,Natural Gas

Sewer: Ext Feat:

3pc Bathroom

Other

Vinyl Siding

Flooring:

Vinyl, Vinyl Plank

Water Source: Fnd/Bsmt: **Brick/Mortar** 

Kitchen Appl: Dishwasher, Electric Range, Refrigerator, Washer/Dryer

Int Feat: Quartz Counters,Recessed Lighting,See Remarks
Utilities:

**Basement** 

Room Information

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Level Level Room **Dimensions** Room **Dimensions Living Room** Main 13`0" x 14`11" Kitchen Main 9`4" x 10`3" 13`5" x 15`11" 12`11" x 10`3" **Bedroom - Primary** Second **Bedroom** Second 12`2" x 10`4" 9`11" x 6`0" **Bedroom** Second 4pc Bathroom Second

Legal/Tax/Financial

Title: Zoning:

**Fee Simple** 

Legal Desc: **8910480** 

Remarks

Pub Rmks:

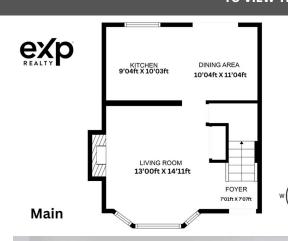
\*\*\*BACK ON MARKET DUE TO FINANCING\*\*\*Welcome to this beautifully updated 3-bedroom, 2-bathroom home in the popular Martindale area. This home has a fully finished basement with a den and a large rec room that was used as a bedroom, giving you lots of extra space. Inside, you'll find a brand-new kitchen with stylish cabinets, quartz countertops, and modern Samsung appliances. The entire house has new flooring, updated bathrooms, and fresh light fixtures, making it move-in ready. The location is unbeatable! You're just minutes away from schools, parks, shopping, and local amenities. The Gurudwara Sahib is a 1-minute drive, the library, YMCA, and Genesis Centre are 4 minutes away, and a church is only a 2-minute walk. Plus, downtown Calgary is just 10 minutes by car. This home is perfect for families or anyone looking for a well-kept, updated property in a great location. Book your showing today!

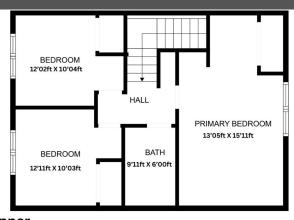
CALL LISTING AGENT -ANIKET AHUJA

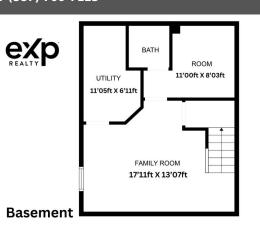
Inclusions:

Property Listed By: **eXp Realty** 

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











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