



THE
A-TEAM

**RE/MAX
FIRST**

6010 MARTINGROVE Road, Calgary T3J2M8

MLS®#: **A2172753** Area: **Martindale** Listing Date: **10/11/24** List Price: **\$499,804**
 Status: **Active** County: **Calgary** Change: **None** 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:

Finished Floor Area
 Abv Sqft: **1,055**
 Low Sqft:
 Ttl Sqft: **1,055**

DOM
53
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey**

Parking
 Ttl Park: **0**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Garden**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Electric,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

Construction: **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:

Room Information

Room	Level	Dimensions
Living Room	Main	13`0" x 14`11"
Bedroom - Primary	Second	13`5" x 15`11"
Bedroom	Second	12`2" x 10`4"
3pc Bathroom	Basement	4`11" x 4`8"

Room	Level	Dimensions
Kitchen	Main	9`4" x 10`3"
Bedroom	Second	12`11" x 10`3"
4pc Bathroom	Second	9`11" x 6`0"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

8910480

R-CG

Remarks

Pub Rmks:

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!

Inclusions:

Property Listed By:

CALL LISTING AGENT -ANIKET AHUJA

eXp Realty

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





