



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

**17**  
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
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 14`11"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`5" x 15`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`2" x 10`4"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>4`11" x 4`8"</b>

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

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







