

13 Martingrove Court NE  
Calgary, Alberta

MLS # A2267085

\$679,888

|           |                                                                          |        |                   |
|-----------|--------------------------------------------------------------------------|--------|-------------------|
| Division: | Martindale                                                               |        |                   |
| Type:     | Residential/House                                                        |        |                   |
| Style:    | 4 Level Split                                                            |        |                   |
| Size:     | 1,659 sq.ft.                                                             | Age:   | 1983 (42 yrs old) |
| Beds:     | 5                                                                        | Baths: | 3                 |
| Garage:   | Double Garage Detached, RV Access/Parking                                |        |                   |
| Lot Size: | 0.14 Acre                                                                |        |                   |
| Lot Feat: | Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lev |        |                   |

|             |                                                                          |            |      |
|-------------|--------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air                                                               | Water:     | -    |
| Floors:     | Laminate                                                                 | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                          | Condo Fee: | -    |
| Basement:   | Full                                                                     | LLD:       | -    |
| Exterior:   | Wood Frame                                                               | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                          | Utilities: | -    |
| Features:   | No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Storage |            |      |

Inclusions: n/a

Nestled in a serene cul-de-sac in the established Martindale community, this fully renovated four-level split home is situated on a spacious, pie-shaped lot. It features a detached double garage and rear lane access, with a gated entry to the backyard, offering additional parking for an RV or extra vehicles. This presents an excellent opportunity for buyers seeking to enter the market and enjoy a completely upgraded residence. The main level boasts a bright living room with a bay window, seamlessly connecting to a dining area and a functional, upgraded kitchen, also equipped with a sunny bay window and laundry facilities. A side patio door adjacent to the kitchen provides access to the yard. The upper level includes three generously sized bedrooms, with a primary bedroom featuring a four-piece ensuite. The other two bedrooms have convenient access to the full four-piece main bathroom. A notable feature of this home is the walkout level, which includes a spacious family room with a wood-burning fireplace, a three-piece bathroom, and a brand-new kitchen that can serve as a second kitchen or is ideal for a (illegal basement) rental unit. This level also offers direct access to the back patio, perfect for future entertaining or relaxation. The basement level is fully finished, providing two additional bedrooms, a crawl space that can be utilized as an office or play area, and ample storage. It also includes a separate laundry facility for this unit. Both the furnace (2022) and hot water tank (2019) have been recently updated. Located in a highly desirable neighborhood with nearby schools, parks, shopping, and public transit, this home offers incredible potential for families, investors, or anyone looking to establish roots in a vibrant community.