\$539,900 - 17 Martingrove Court Ne, Calgary

MLS® #A2219556

\$539,900

4 Bedroom, 3.00 Bathroom, 1,338 sqft Residential on 0.08 Acres

Martindale, Calgary, Alberta

PRIME LOCATION | ILLEGAL SUITE |
OVERSIZED GARAGE. Located on a quiet
cul-de-sac in the community of Martindale, this
well-maintained two-story home is perfect for
first-time home buyers or investors! Featuring
3 bedrooms upstairs and a 1-bedroom illegal
basement suite with a separate side entrance,
this home offers both comfort and income
potential.

The main floor boasts hardwood and tile flooring, a spacious living room, formal dining area, a private kitchen at the back with west-facing exposure for great natural light, a half bathroom, and separate laundry. Upstairs, you'II find three bedrooms including a generously sized primary bedroom, plus a full 4-piece bath.

The basement illegal suite includes a kitchen, living area, large bedroom, full bathroom, and its own separate laundryâ€"ideal for a tenant or extended family.

Outside, enjoy a HUGE 23' x 24' oversized double garage plus extra space in the back for trailer or RV parking thanks to the wide lot and paved back lane. The home also comes with central air conditioning and a low-maintenance side yard.

Walking distance to schools, shopping, Park, gas stations, bus stops, the Gurdwara Sahib, churches, Genesis Centre, LRT, and more.







This is a complete package in one of Calgary NE's most convenient locations.

Don't miss outâ€"book your showing today!

Built in 1983

Essential Information

MLS® # A2219556 Price \$539,900

Bedrooms 4

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,338 Acres 0.08 Year Built 1983

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 17 Martingrove Court Ne

Subdivision Martindale
City Calgary
County Calgary
Province Alberta
Postal Code T3J 2S3

Amenities

Parking Spaces 3

Parking Double Garage Detached, Oversized

of Garages 3

Interior

Interior Features No Animal Home, No Smoking Home, Separate Entrance

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage

Control(s), Refrigerator, Washer

Heating Central

Cooling Central Air

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features Other

Lot Description Back Lane, Back Yard, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Concrete, Other, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 10th, 2025

Days on Market 4

Zoning R-C2

Listing Details

Listing Office Amovista

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