



6022 Martingrove Road Calgary Alberta

\$539,900

Nestled in the sought-after Maritndale community, this beautifully renovated home at 6022 Martingrove Road NE offers a perfect blend of modern comfort and investment potential. Featuring 4 spacious bedrooms and 3.5 bathrooms, along with a 1-bedroom, 1-bath illegal basement suite, this property provides versatile living options. The legal upstairs unit is currently rented for \$2,000 per month with tenants responsible for 70% of utilities, while the basement suite brings in \$1,000 monthly with a 70/30 utility split, making it an excellent opportunity to generate steady rental income. Located just minutes from highly regarded schools and the local Gurdwara, residents benefit from a strong sense of community, convenient access to amenities, parks, shopping, and public transit. Maritndale is known for its family-friendly atmosphere, quiet streets, and easy access to major routes, making it ideal for both homeowners and investors seeking a vibrant neighbourhood with long-term value. (id:6769)

3pc Bathroom 4.08 Ft x 8.17 Ft

Bedroom 7.83 Ft x 8.17 Ft

Living room 12.25 Ft x 13.75 Ft

Kitchen 6.67 Ft x 12.50 Ft

Furnace 5.50 Ft x 9.42 Ft

2pc Bathroom 2.58 Ft x 5.42 Ft

Dining room 10.08 Ft x 9.08 Ft

Kitchen 9.08 Ft x 9.08 Ft

Living room 12.33 Ft x 15.33 Ft

3pc Bathroom 6.58 Ft x 7.25 Ft

4pc Bathroom 7.75 Ft x 5.08 Ft

Bedroom 9.50 Ft x 11.17 Ft

Bedroom 9.42 Ft x 11.33 Ft

Primary Bedroom 12.08 Ft x 10.25 Ft

Listing Presented By:



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eXp Realty



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca