

# \$535,000 - 17 Martingrove Court Ne, Calgary

MLS® #A2227469

**\$535,000**

4 Bedroom, 3.00 Bathroom, 1,338 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

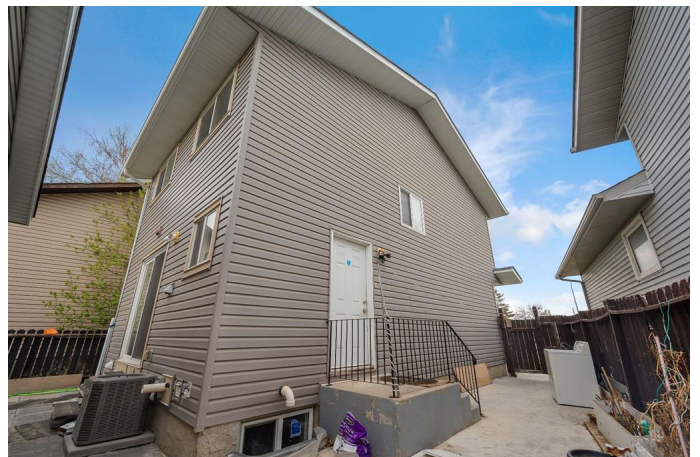
**PRIME LOCATION | ILLEGAL SUITE | OVERSIZED GARAGE.** Located on a quiet cul-de-sac in the community of Martindale, this well-maintained two-story home is perfect for first-time home buyers or investors! Featuring 3 bedrooms upstairs and a 1-bedroom illegal basement suite with a separate side entrance, 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, youâ€™ll 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 23â€™ x 24â€™ 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 out! book your showing  
today!

Built in 1983

### Essential Information

MLS® #	A2227469
Price	\$535,000
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, Vinyl Siding, Wood Frame, Other
Foundation	Poured Concrete

## Additional Information

Date Listed	June 5th, 2025
Days on Market	12
Zoning	R-C2

## Listing Details

Listing Office	Amovista
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