

# \$574,900 - 57 Martingrove Place Ne, Calgary

MLS® #A2216585

**\$574,900**

5 Bedroom, 2.00 Bathroom, 1,124 sqft

Residential on 0.11 Acres

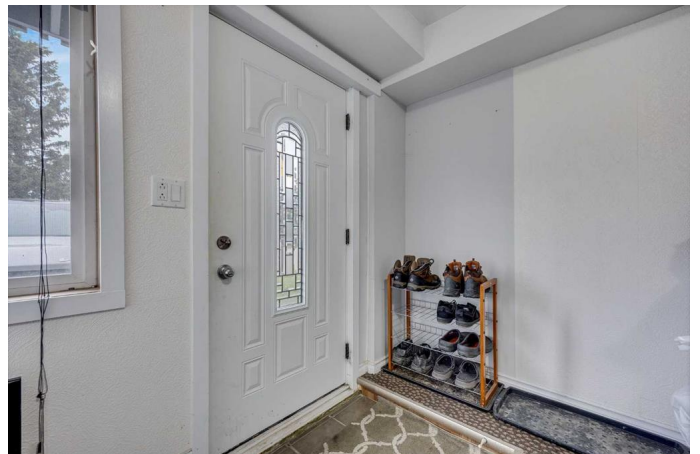
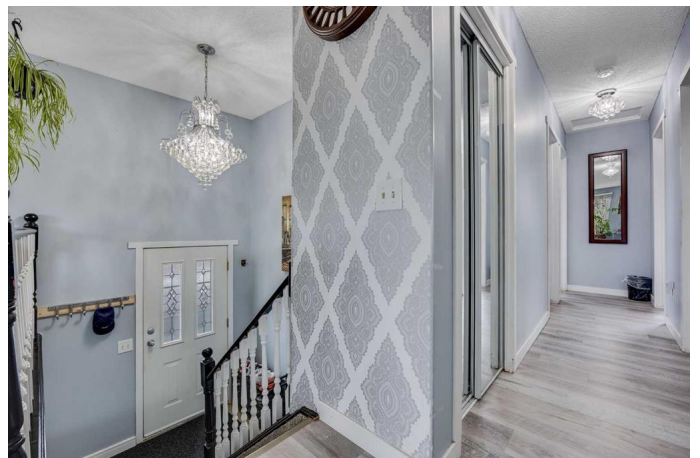
Martindale, Calgary, Alberta

Incredible Investment Opportunity or Perfect First-Time Home!

5 Beds | 2 Baths | Walkout Basement | R2 Zoning | Corner Lot', Welcome to this elevated bi-level home located on an oversized 430 m<sup>2</sup> corner lot in a convenient and family-friendly neighborhood. This property features 5 bedrooms and 2 full bathrooms, offering a flexible layout ideal for multi-generational living or rental income. Main Floor:

Bright living room with large picture window. Updated kitchen with newer countertops, backsplash, and appliances. Three spacious bedrooms, including a king-sized primary with direct bathroom access. Balcony off the dining area with views of a nearby playground. Walkout Basement (Illegal Suite): Separate entrance from the driveway, 2 large bedrooms and a 4-piece bathroom. Cozy living area and private laundry with newer washer & dryer. Recent Upgrades: New flooring on the main floor, Newer windows, and baseboards.

Updated kitchen and appliances. Exterior Features: Fully fenced backyard with room to build a double detached garage. Extra parking available thanks to the corner lot. Prime Location: Steps to public transit, Minutes to Superstore, McKnight-Westwinds C-Train Station, and Crossing Park School' Close to McKnight Village Shopping Centre and other amenities. This move-in-ready home offers great value with R2 zoning and income potential.



Built in 1983

## Essential Information

MLS® #	A2216585
Price	\$574,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,124
Acres	0.11
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	57 Martingrove Place Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J2S8

## Amenities

Parking Spaces	1
Parking	Off Street, On Street

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

## Exterior

Exterior Features	Private Entrance
-------------------	------------------

Lot Description	Back Yard, City Lot, Corner Lot, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Metal Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	99
Zoning	R-CG

### **Listing Details**

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.