

\$450,000 - 13 Martingrove Court Ne, Calgary

MLS® #A2246353

\$450,000

3 Bedroom, 3.00 Bathroom, 1,653 sqft

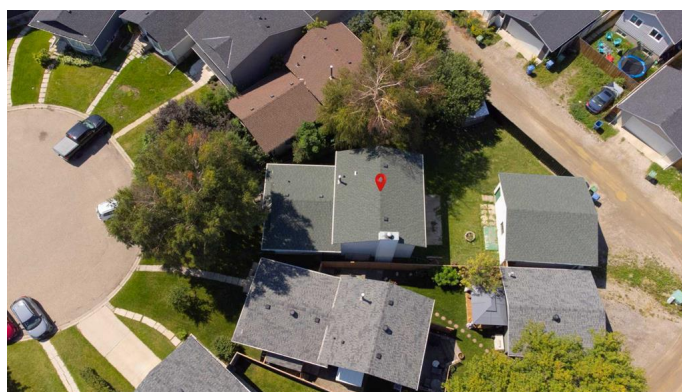
Residential on 0.14 Acres

Martindale, Calgary, Alberta

Tucked into a quiet cul-de-sac in the established community of Martindale, this 4-level split sits on a generous pie shaped lot with a detached double garage and rear lane access, a great opportunity for buyers looking to get into the market and personalize a home over time. The main level features a bright living room with a bay window, flowing into a dining area and a functional kitchen that also enjoys a sunny bay window. A side patio door just off the kitchen offers access to the yard. Upstairs, you will find three good-sized bedrooms, including a primary bedroom with a 4-piece ensuite. The other two bedrooms have easy access to the full 4-piece main bathroom. One of the standout features of this home is the walkout level, offering a spacious family room with a wood-burning fireplace, a 3-piece bathroom, and direct access to the back patio, a great setup for future entertaining or a relaxing space. The basement level is partially finished with a recreation area and plenty of storage, providing room to expand or renovate as needed. Both the furnace (2022) and hot water tank (2019) have been updated. Located in a sought-after neighbourhood with schools, parks, shopping, and public transit nearby, this home presents incredible potential for families, investors, or anyone looking to put down roots in a vibrant community.

Built in 1983

Essential Information



MLS® #	A2246353
Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,653
Acres	0.14
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	13 Martingrove Court Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2S3

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Partially Finished

Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Cul-De-Sac, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Landan Real Estate
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