

**6 Martinvalley Court NE
Calgary, Alberta**

MLS # A2241525



\$559,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,242 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, On Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: Appliances mentioned, window coverings.

****OPEN HOUSE SAT July 26 1-4**** This updated 2-storey home offers incredible value, and flexibility. The main floor welcomes you with a bright bay window that fills the living space with natural light, and a beautifully renovated kitchen featuring quartz countertops, stainless steel appliances, full-height cabinetry, and a sleek tile backsplash. A custom media wall in the living area adds modern style and functionality. Upstairs features three bedrooms, including a large primary bedroom with dual his-and-her closets. The full bathroom offers dual access—conveniently connecting to both the hallway and the primary bedroom—making it feel like a semi-private ensuite. The basement offers a separate side entrance and was previously configured as an illegal 1-bedroom suite. While the counters and appliances have been removed, all rough-ins remain—including plumbing for a sink and a hood fan—making it easy to reinstall and create a potential suite (subject to city approval). Perfect for first-time buyers wanting a mortgage helper or investors looking for a rental-ready property with future suite potential!