

**13 Martingrove Court NE  
Calgary, Alberta**

**MLS # A2277588**

**\$639,888**



<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,659 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Lev		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Storage		
<b>Inclusions:</b>	N/A		

Nestled in a serene cul-de-sac in the established Martindale community, this fully renovated four-level split home is situated on a spacious, pie-shaped lot. It features a detached double garage and rear lane access, with a gated entry to the backyard, offering additional parking for an RV or extra vehicles. This presents an excellent opportunity for buyers seeking to enter the market and enjoy a completely upgraded residence. The main level boasts a bright living room with a bay window, seamlessly connecting to a dining area and a functional, upgraded kitchen, also equipped with a sunny bay window and laundry facilities. A side patio door adjacent to the kitchen provides access to the yard. The upper level includes three generously sized bedrooms, with a primary bedroom featuring a four-piece ensuite. The other two bedrooms have convenient access to the full four-piece main bathroom. A notable feature of this home is the walkout level, which includes a spacious family room with a wood-burning fireplace, a three-piece bathroom, and a brand-new kitchen that can serve as a second kitchen or is ideal for a (illegal basement) rental unit. This level also offers direct access to the back patio, perfect for future entertaining or relaxation. The basement level is fully finished, providing two additional bedrooms, a crawl space that can be utilized as an office or play area, and ample storage. It also includes a separate laundry facility for this unit. Both the furnace (2022) and hot water tank (2019) have been recently updated. Located in a highly desirable neighborhood with nearby schools, parks, shopping, and public transit, this home offers incredible potential for families, investors, or anyone looking to establish roots in a vibrant community.