

**6022 Martingrove Road NE
Calgary, Alberta**

MLS # A2281366



\$679,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,069 sq.ft.	Age:	1989 (37 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard		

Heating:	Central	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	rc-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Separate Entrance		

Inclusions: None

Nestled in the sought-after Martindale community, this beautifully renovated home at 6022 Martingrove Road NE offers an exceptional blend of modern comfort and investment potential. The homeowner has completed approximately \$85,000 in recent renovations, including a brand-new kitchen, fully updated bathrooms, new flooring throughout, and new appliances, delivering a fresh, move-in-ready living space. The home features 4 spacious bedrooms and 3.5 bathrooms, along with a 1-bedroom, 1-bath illegal basement suite, offering flexible living or rental opportunities. Additional upgrades include a new furnace, new hot water tank, and the addition of an extra basement window, enhancing natural light and functionality. Ideally located just minutes from highly regarded schools and the local Gurdwara, this property is set in a family-friendly neighbourhood known for its quiet streets and strong sense of community. With easy access to parks, shopping, public transit, and major routes, this home is perfectly suited for both homeowners and investors seeking long-term value in one of NE Calgary's most desirable communities.