

# \$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

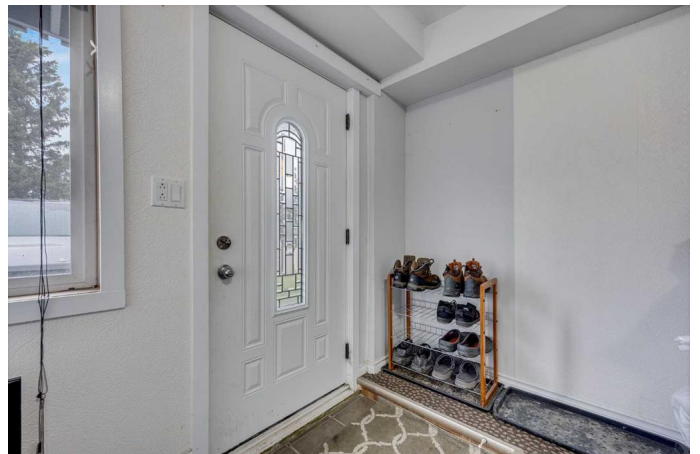
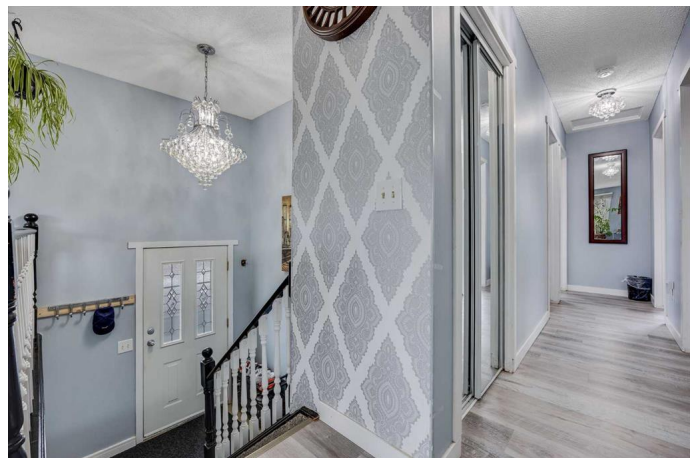
Incredible Investment Opportunity or Perfect First-Time Home!

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 well-maintained 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, roof, hot water tank, 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, See Remarks, Stove(s), Washer/Dryer, Window Coverings |
| 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      | Metal Siding, Wood Frame                                      |
| Foundation        | Poured Concrete                                               |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 36            |
| Zoning         | R-CG          |

**Listing Details**

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

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