

# \$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!

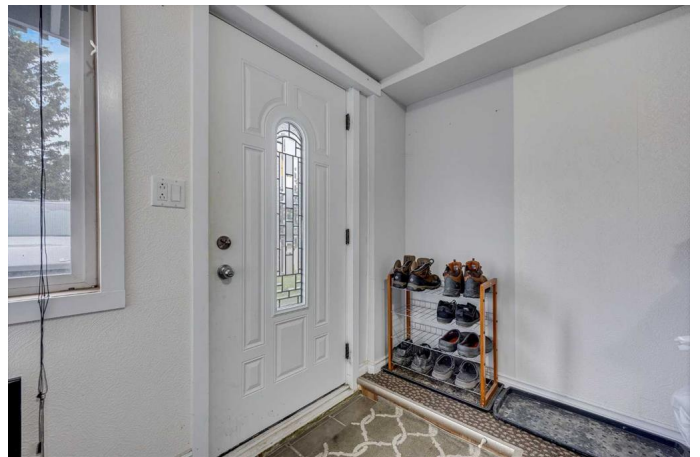
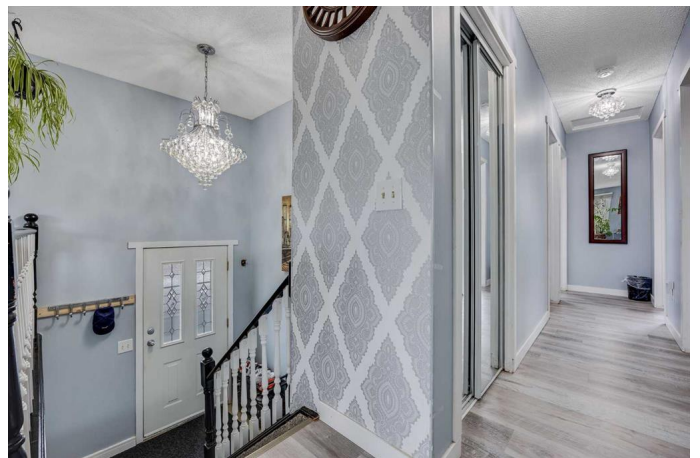
5 Beds | 2 Baths | Walkout Basement | R2 Zoning | Corner Lot', Welcome to this elevated

bi-level home located on an oversized 430 m<sup>2</sup> corner lot in a convenient and family-friendly neighborhood. This 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, 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, Stove(s), Washer/Dryer, Window Coverings, See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

## Exterior

Exterior Features	Private Entrance
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Lot Description	Back Yard, City Lot, Corner Lot, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Metal Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	96
Zoning	R-CG

### **Listing Details**

Listing Office	TREC The Real Estate Company
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