

# \$679,888 - 13 Martingrove Court Ne, Calgary

MLS® #A2267085

**\$679,888**

5 Bedroom, 3.00 Bathroom, 1,659 sqft  
Residential on 0.14 Acres

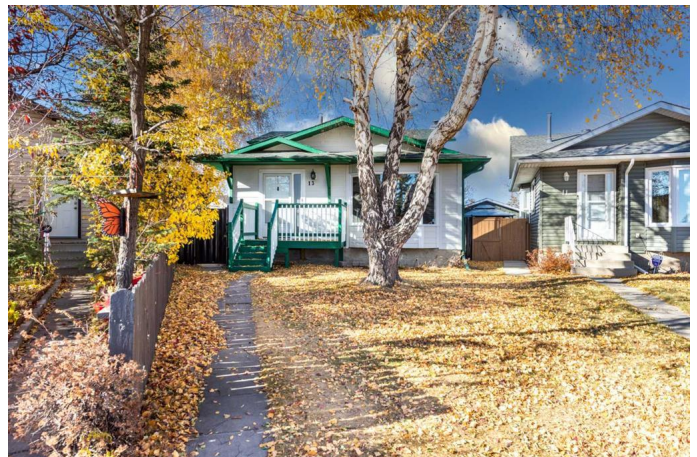
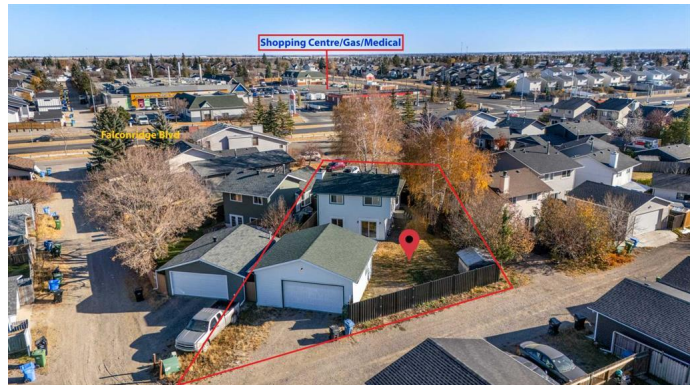
Martindale, Calgary, Alberta

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.

Built in 1983

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2267085      |
| Price          | \$679,888     |
| Bedrooms       | 5             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,659         |
| Acres          | 0.14          |
| Year Built     | 1983          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 13 Martingrove Court Ne |
| Subdivision | Martindale              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 2S3                 |

**Amenities**

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 4                                         |
| Parking        | Double Garage Detached, RV Access/Parking |

# of Garages 2

## Interior

Interior Features No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Storage

Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Washer/Dryer

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Full

## Exterior

Exterior Features Fire Pit, Other, Storage

Lot Description Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Level, Pie Shaped Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed October 29th, 2025

Days on Market 4

Zoning R-CG

## Listing Details

Listing Office RE/MAX iRealty Innovations

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