

\$499,888 - 51 Martingrove Place Ne, Calgary

MLS® #A2081219

\$499,888

4 Bedroom, 3.00 Bathroom, 1,307 sqft

Residential on 0.07 Acres

Martindale, Calgary, Alberta

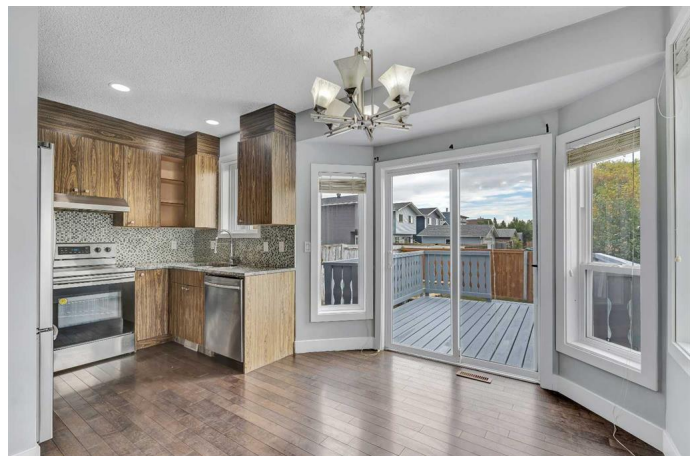
FIRST TIME HOME BUYERS & INVESTOR
ALERT | Illegally Suited Basement | Attached
Garage | 4 Bed & 2.5 Bath | Fully Renovated |

Welcome to your new home, a charming two-story gem with a unique twist—an income-generating illegal basement suite and a convenient front-attached garage. Nestled on a serene, tree-lined street in the heart of a well-established neighborhood community, this residence offers the perfect blend of comfort and functionality.

This home features newer windows, a newer roof and newer siding. The home has undergone a FULL renovation inside and out! The separate entrance is ideal for a live up and rent down scenario.

Inside, you'll find a spacious and practical floor plan designed to cater to your every need. This house boasts four well-appointed bedrooms and a versatile den/office space, providing plenty of room for your family's unique lifestyle.

The main floor welcomes you through a foyer, leading to an office—a peaceful sanctuary for remote work or study—and a convenient 2-piece bathroom. The heart of the home is the inviting living room, complete with a cozy gas fireplace, seamlessly flowing into the adjoining kitchen and dining area. This open layout is perfect for entertaining, ensuring that



every gathering with friends and family is memorable.

Upstairs, the top floor hosts three generously sized bedrooms, including the primary bedroom with a shared 4-piece ensuite and a walk-in closet that provides ample storage space. No more lugging laundry up and down the stairs; a dedicated laundry room on this floor adds a practical touch to daily life.

Venturing down to the basement, you'll find a private haven that includes one additional bedroom, a fully equipped kitchen, a laundry area, a comfortable living room, and a well-appointed 4-piece bathroom. There is also a utility room on this floor. This lower level is ideal for potential tenants or a joint family offering complete independence and comfort.

The backyard has tons of usable space. The deck has been freshly painted. There's a back lane for a much welcomed separation between the homes. This is an R-C2 lot.

Priced very reasonably, this property presents an incredible opportunity to own a versatile and income-generating residence in a coveted neighborhood. Don't miss your chance to make this house your home and take advantage of the unique basement suite option. Welcome to a life of comfort and convenience. This home is close to the Gurdwara, schools, and an abundance of other amenities. Call your favourite realtor and book a showing today!

Built in 1986

Essential Information

MLS® #	A2081219
Price	\$499,888
Sold Price	\$500,001

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,307
Acres	0.07
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	51 Martingrove Place Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2S8

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Covered, Driveway, Enclosed, Garage Faces Front, On Street, Single Garage Attached

Interior

Interior Features	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, Rain Gutters, Storage
Lot Description	Back Lane, Back Yard, City Lot, Close to Clubhouse, Dog Run Fenced In, Few Trees, Front Yard, Lawn, Interior Lot, Landscaped, Level, Street Lighting, Open Lot, Private, Rectangular Lot
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Wood

Additional Information

Date Listed	September 15th, 2023
Date Sold	October 24th, 2023
Days on Market	39
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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