

6556 Martingrove Drive NE
Calgary, Alberta

MLS # A2292624



\$609,900

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|------------------|--|---------------|-------------------|
| Division: | Martindale | | |
| Type: | Residential/House | | |
| Style: | 2 Storey Split | | |
| Size: | 1,606 sq.ft. | Age: | 1986 (40 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, City Lot, Interior Lot, Landscaped, Rectangular Lot, Standard Sha | | |

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|--------------------|---|-------------------|------|
| Heating: | Central, Electric, Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Sump Pump(s), Vinyl Windows | | |
| Inclusions: | Brand New Blinds | | |

**** TWO BEDROOM ILLEGAL SUITE || CENTRAL AIR CONDITIONER || NEW ROOF || NEW DRIVEWAY || VINYL WINDOWS || FIREPLACE || RAILING || SIDE ENTERANCE || STAINLESS STEEL APPLIANCES || BACK LANE || NEW HOT WATER TANK ****
Welcome and step into luxury and comfort with this stunning, fully renovated front-drive home in Martindale with back alley access! Located in one of Northeast Calgary's most desirable communities, this 5-bedroom, 3.5-bathroom residence is thoughtfully upgraded with high-end finishes throughout. Features include luxury vinyl plank flooring, flat ceilings, a brand-new concrete front driveway, fresh exterior paint, new roof, central air conditioning, modern railings, and striking feature walls. The main floor offers a spacious layout with a formal living room, cozy family room with a fireplace, a generous dining area, and a brand-new kitchen equipped with quartz countertops, full-height cabinets, and stainless steel appliances—designed for both everyday use and entertaining. Upstairs, the large primary bedroom includes a walk-in closet and a private 4-piece ensuite, accompanied by two additional bedrooms, a shared 4-piece bathroom, and a separate laundry for added convenience. The basement is an illegal suite featuring a separate side entrance, two bedrooms, a modern kitchen, a full bathroom, and a bright living area—ideal for extended family or rental potential. With front-drive access, back alley, and a location close to schools, shopping, places of worship, parks, and transit, this move-in-ready home offers comfort, convenience, and value. Book your showing today with your REALTOR.