

# \$535,000 - 17 Martingrove Court Ne, Calgary

MLS® #A2227469

**\$535,000**

4 Bedroom, 3.00 Bathroom, 1,338 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

**PRIME LOCATION | ILLEGAL SUITE | OVERSIZED GARAGE.** Located on a quiet cul-de-sac in the community of Martindale, this well-maintained two-story home is perfect for first-time home buyers or investors! Featuring 3 bedrooms upstairs and a 1-bedroom illegal basement suite with a separate side entrance, this home offers both comfort and income potential.

The main floor boasts hardwood and tile flooring, a spacious living room, formal dining area, a private kitchen at the back with west-facing exposure for great natural light, a half bathroom, and separate laundry. Upstairs, youâ€™ll find three bedrooms including a generously sized primary bedroom, plus a full 4-piece bath.

The basement illegal suite includes a kitchen, living area, large bedroom, full bathroom, and its own separate laundryâ€”ideal for a tenant or extended family.

Outside, enjoy a HUGE 23â€™ x 24â€™ oversized double garage plus extra space in the back for trailer or RV parking thanks to the wide lot and paved back lane. The home also comes with central air conditioning and a low-maintenance side yard.

Walking distance to schools, shopping, Park, gas stations, bus stops, the Gurdwara Sahib, churches, Genesis Centre, LRT, and more.



This is a complete package in one of Calgary  
NE's most convenient locations.

Don't miss out—book your showing  
today!

Built in 1983

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2227469    |
| Price          | \$535,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,338       |
| Acres          | 0.08        |
| Year Built     | 1983        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 17 Martingrove Court Ne |
| Subdivision | Martindale              |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3J 2S3                 |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 3                                 |
| Parking        | Double Garage Detached, Oversized |
| # of Garages   | 3                                 |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Separate Entrance                 |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage |

|              |                                       |
|--------------|---------------------------------------|
|              | Control(s), Refrigerator, Washer      |
| Heating      | Central                               |
| Cooling      | Central Air                           |
| Has Basement | Yes                                   |
| Basement     | Exterior Entry, Finished, Full, Suite |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Other                                           |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                 |
| Construction      | Concrete, Vinyl Siding, Wood Frame, Other       |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 11             |
| Zoning         | R-C2           |

## Listing Details

|                |          |
|----------------|----------|
| Listing Office | Amovista |
|----------------|----------|

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