

# \$539,900 - 6022 Martingrove Road Ne, Calgary

MLS® #A2252875

## \$539,900

4 Bedroom, 4.00 Bathroom, 1,069 sqft  
Residential on 0.06 Acres

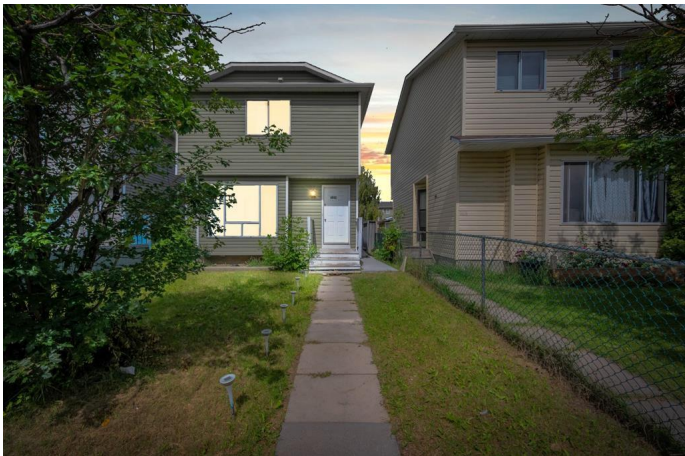
Martindale, Calgary, Alberta

Nestled in the sought-after Maritndale community, this beautifully renovated home at 6022 Martingrove Road NE offers a perfect blend of modern comfort and investment potential. Featuring 4 spacious bedrooms and 3.5 bathrooms, along with a 1-bedroom, 1-bath illegal basement suite, this property provides versatile living options. The legal upstairs unit is currently rented for \$2,000 per month with tenants responsible for 70% of utilities, while the basement suite brings in \$1,000 monthly with a 70/30 utility split, making it an excellent opportunity to generate steady rental income. Located just minutes from highly regarded schools and the local Gurdwara, residents benefit from a strong sense of community, convenient access to amenities, parks, shopping, and public transit. Maritndale is known for its family-friendly atmosphere, quiet streets, and easy access to major routes, making it ideal for both homeowners and investors seeking a vibrant neighbourhood with long-term value.

Built in 1989

### Essential Information

MLS® #	A2252875
Price	\$539,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3



Half Baths	1
Square Footage	1,069
Acres	0.06
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	6022 Martingrove Road Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2M8

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Quartz Counters, Separate Entrance
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Garden
Lot Description	Interior Lot
Roof	Asphalt
Construction	Concrete, Vinyl Siding, Shingle Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 31st, 2025
Days on Market	2

Zoning

RC-2

## **Listing Details**

Listing Office

eXp Realty

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