

# \$559,900 - 6 Martinvalley Court Ne, Calgary

MLS® #A2241525

**\$559,900**

4 Bedroom, 3.00 Bathroom, 1,242 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

This updated 2-storey home offers incredible value, and flexibility. The main floor welcomes you with a bright bay window that fills the living space with natural light, and a beautifully renovated kitchen featuring quartz countertops, stainless steel appliances, full-height cabinetry, and a sleek tile backsplash. A custom media wall in the living area adds modern style and functionality.

Upstairs features three bedrooms, including a large primary bedroom with dual his-and-her closets. The full bathroom offers dual access—conveniently connecting to both the hallway and the primary bedroom—making it feel like a semi-private ensuite.

The basement offers a separate side entrance and was previously configured as an illegal 1-bedroom suite. While the counters and appliances have been removed, all rough-ins remain—including plumbing for a sink and a hood fan—making it easy to reinstall and create a potential suite (subject to city approval).

Perfect for first-time buyers wanting a mortgage helper or investors looking for a rental-ready property with future suite potential!

Built in 2001

## Essential Information



MLS® #	A2241525
Price	\$559,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,242
Acres	0.08
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	6 Martinvalley Court Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4L9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, On Street
# of Garages	2

### **Interior**

Interior Features	Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 22nd, 2025
Days on Market	8
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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