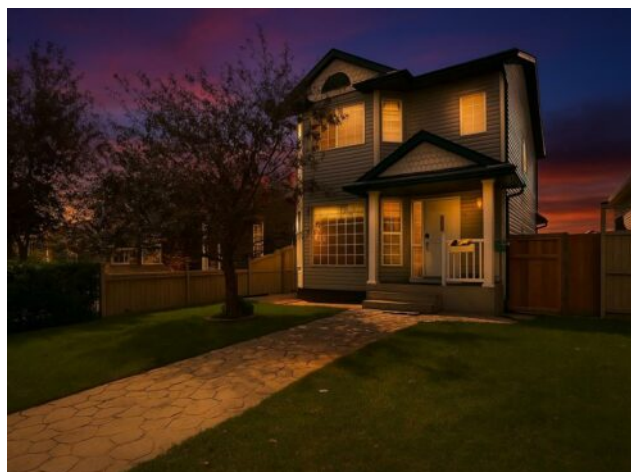


6 Martinvalley Court NE Calgary, Alberta

MLS # A2247535



\$559,900

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|------------------|-----------------------------------|---------------|-------------------|
| Division: | Martindale | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,242 sq.ft. | Age: | 2001 (24 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached, On Street | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Separate Entrance | | |

Inclusions: Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer

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!