23 Martingrove Place NE

Calgary | Active | MLS® A2358656

$519,900









Bedrooms	Bathrooms	Year Built	Living area
5	3	1986	1,612.36 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

LEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE!! SEPARATE LAUNDRY!! 5 BEDROOMS!! 2.5 FULL BATHROOMS!! Welcome to this beautiful home in the desirable community of Martindale, offering a functional layout, spacious living areas, and a legal basement suite! As you enter the main floor, you are greeted by a bright and inviting living room featuring large windows that bring in an abundance of natural light. Moving further, you will find a well-appointed kitchen with a central island, offering plenty of space for meal preparation, along with a dedicated dining area. The main floor also features a cozy family room with direct access to the rear deck, perfect for relaxing or entertaining. A convenient 2-piece bathroom and a separate laundry area complete this level. Heading upstairs, you will find 3 generously sized bedrooms, including the primary bedroom, along with a 4-piece bathroom. The LEGAL BASEMENT SUITE, accessible through its own separate entrance, offers an excellent mortgage-helper opportunity! This level features 2 bedrooms, a kitchen, a spacious recreation/living area, a 4-piece bathroom, and its own separate laundry, providing comfort and privacy for basement occupants. Located in the established community of Martindale, this home is conveniently situated close to schools, parks, playgrounds, shopping, public transit, the Martindale LRT Station, and major roadways, including Metis Trail and Stoney Trail. Whether you are looking for a family home or an investment opportunity, this property offers incredible versatility and value!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358656
Bedrooms	5
Bathrooms	3
Year Built	1986
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey

Total Living Area:	1,612.36 sq. ft.
Main Level Finished Area:	950.67 sq. ft.
Upper Level Finished Area:	661.69 sq. ft.
Below Grade Finished Area:	772.33 sq. ft.
Acreage:	No
Lot Area:	2,755 sq. ft.
Lot Frontage:	23'
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	7
Year built:	1986 (Age: 40)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	0
Plan:	8211088
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No

Flooring:	Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	None
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Main Level
City Quadrant:	Northeast
Community:	Martindale
Appliances:	Other
Inclusions:	Electric Stove x2, Range Hood x2, Dishwasher, Refrigerator x2, Washer x2, Dryer x2
Restrictions:	None Known
Main Floor	Family Room · 19'9" × 12'11" ·
Main Floor	Dining Room · 12'4" × 7'1" ·
Main Floor	Kitchen · 12'6" × 9' ·
Main Floor	Living Room · 16'1" × 15'1" ·
2nd Floor	Bedroom · 12'10" × 9'8" ·
2nd Floor	Bedroom · 12'11" × 9'8" ·
2nd Floor	Bedroom - Primary · 13'9" × 12' ·
Basement	Bedroom · 9'7" × 9'3" ·
Basement	Bedroom · 10'1" × 9' ·
Basement	Furnace/Utility Room · 6'8" × 6' ·
Basement	Kitchen · 14'11" × 11'8" ·
Basement	Game Room · 14'11" × 13'8" ·

Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby
Interior Features:	Kitchen Island, Open Floorplan, See Remarks, Separate Entrance
Exterior Features:	Other
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-C2
Listed Date:	Nov 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/23-martingrove-place-ne-calgary-a2358656/

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