

# \$549,900 - 6 Martinvalley Court Ne, Calgary

MLS® #A2247535

**\$549,900**

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 an illegal 1-bedroom suite.

Built in 2001

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2247535  |
| Price          | \$549,900 |
| 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    | August 11th, 2025 |
| Days on Market | 14                |
| Zoning         | R-CG              |

### Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.