

\$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 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® #	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	8
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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