

# \$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 | 21                |
| Zoning         | R-CG              |

### Listing Details

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