



GRASSROOTS
REALTY GROUP

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10 Martindale Mews NE
Calgary, Alberta

MLS # A2246225



\$579,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,051 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Level		

Heating:	Standard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions:	N/A
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4 BEDS | 3.5 BATHS | SEPARATE ENTRANCE | ILLEGAL SUITE | DOUBLE DETACHED GARAGE | FULLY RENOVATED | NEXT TO BUS STOP Beauty in Martindale! Located just steps from the Gurdwara and close to schools, this stunning home offers 4 bedrooms and 3.5 bathrooms, including two luxurious walk-in showers. The main level features a brand new kitchen with elegant quartz countertops, modern cabinetry, and stainless steel appliances. Enjoy new flooring throughout the entire home, giving it a fresh and stylish feel. The illegal basement suite is accessed through a convenient side entrance and comes complete with its own separate laundry, making it ideal for extended family or rental potential. To top it off, there's a double detached garage offering plenty of parking and storage. This move-in ready home checks all the boxes—don't miss your chance to own in this family-friendly, sought-after neighborhood!