



**46 Martindale Mews NE  
Calgary, Alberta**

**MLS # A2285840**



**\$404,900**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,059 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	None, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	N/A		

ATTENTION INVESTORS! | 3 BEDS | 2 BATHS | Great Opportunity | Convenient Location! | Priced to sell. Home needs TLC and is reflected in the list price. This 2 storey home offers 3 bedrooms and 2 bathrooms with a bright and welcoming layout. Natural light greets you as you enter, leading into a living area that opens to the kitchen and dining space. A sliding door provides access to the large deck, perfect for enjoying the outdoors. Upstairs features a primary bedroom, two additional good sized bedrooms, and a 4 piece bathroom. The lower level offers a spacious living area that can be used for entertaining, a recreation space, or additional flexibility to suit your needs. A great opportunity for buyers looking to add value. Call your favourite agent to book a showing today!