



GRASSROOTS
REALTY GROUP

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46 Martindale Mews NE
Calgary, Alberta

MLS # A2285840



\$404,900

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

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

Inclusions: 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!