



**246 Martinvalley Mews NE
Calgary, Alberta**

MLS # A2291059



\$499,900

Division:	Martindale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	804 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Pie Shaped Lot		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Basement: Washer/dryer, electric Stove, Refrigerator, Rangehood

2-minute walk to Saddletowne C-Train Station and shopping. Beautifully fully renovated bi-level home on a large corner lot in a quiet cul-de-sac, directly across from the Genesis Centre, public library, and high school. Main floor with vaulted ceilings and large upgraded energy efficient windows replaced in 2023. Features a spacious living and dining area and fresh paint throughout with new flooring. Each level includes a full bathroom. Separate laundry for upper floor and basement. The basement features an illegal suite with a separate walk-up entrance and is currently rented, offering excellent mortgage helper or investment potential. Enjoy a private fenced backyard, double car detached garage. Ideal for families, first-time buyers, or investors, with C-Train, schools, recreation, and shopping all within walking distance. Book Your showing today!!