



GRASSROOTS
REALTY GROUP

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44 Martinwood Mews NE
Calgary, Alberta

MLS # A2196121



\$589,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,388 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Lawn, Pie Shaped Lot, Street		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Chandelier, Granite Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Whether you're a new family or an investor, this home checks all the boxes. This beautifully maintained 2-storey detached home sits on a quiet cul-de-sac in Martindale, Calgary, with a spacious corner lot and an attached garage. Recently updated with new stucco and roofing (2022), fresh paint, and modern laminate flooring, the home feels fresh and move-in ready. The bright main floor features stainless steel appliances and granite countertops, plus a large living room and laundry on the main floor. Upstairs includes a sunny primary bedroom, two additional bedrooms, and a 4-piece bathroom. The fully finished basement adds more living space, with a rec room, full washroom and an extra bedroom for additional income potential. Currently rented to great tenants, this cash-flow positive property is ideal for those looking to generate income from day one or as a first-time family! Enjoy a huge backyard deck, plus close proximity to parks, schools, Gurdwara, Saddle Towne Station, shopping, and more. Don't miss this opportunity to own in one of Calgary's most convenient and family-friendly communities!