

# \$589,000 - 44 Martinwood Mews Ne, Calgary

MLS® #A2196121

**\$589,000**

4 Bedroom, 3.00 Bathroom, 1,388 sqft

Residential on 0.09 Acres

Martindale, Calgary, Alberta

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, Saddletowne Station, shopping, and more. Don't miss this opportunity to own in one of Calgary's most convenient and family-friendly communities!

Built in 1991

## Essential Information

MLS® # A2196121

Price \$589,000



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,388
Acres	0.09
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	44 Martinwood Mews Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3G8

### Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Chandelier, Granite Counters
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Lawn, Pie Shaped Lot, Street Lighting
Roof	Asphalt Shingle

Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 14th, 2025
Days on Market	109
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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