

# \$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, Front Yard, Lawn, Pie Shaped Lot, Street Lighting, Cul-De-Sac |
| Roof              | Asphalt Shingle                                                                      |

|              |                           |
|--------------|---------------------------|
| Construction | Brick, Stucco, Wood Frame |
| Foundation   | Poured Concrete           |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 14th, 2025 |
| Days on Market | 17               |
| Zoning         | R-CG             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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