

\$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

Welcome to this stunning 2-story detached home in the highly sought-after community of Martindale, Calgary. Nestled in a quiet cul-de-sac on a spacious corner pie-shaped lot, this property is perfect for families and those seeking both comfort and convenience. Key exterior features include a new roof and stucco, both completed in 2022, ensuring long-lasting durability and a newer hot water tank. The home has been newly painted, and the new laminate floors throughout offer a fresh and modern feel. The single attached garage adds practicality, while the location next to a beautiful park enhances the overall living experience. Upon entering, you'll be greeted by a bright and spacious main floor. The kitchen is a chef's dream, boasting stainless steel appliances, granite countertops, and sleek tiled flooring. Adjacent to the kitchen is a large living room, ideal for hosting and family gatherings. The main floor also features a convenient powder room and laundry access for added ease of living. Upstairs, the second floor hosts the luxurious master bedroom with a large window to let in ample light. The 4 piece second floor washroom offers your own oasis. Additionally, there are two more sizable bedrooms, making it ideal for families or guests. The basement is fully finished with a generous living room space, perfect for entertainment or a home office, along with an additional bedroom to accommodate extended family or guests. Step outside into the large backyard, complete with a huge deck, perfect



for outdoor gatherings, barbecues, or simply enjoying the sunshine in your private space. This property is a fantastic opportunity for investors! With its prime location in Martindale with close proximity to local amenities such as a nearby gurdwara, train stations, shopping, schools, and dining options, updated features, and versatile layout, this home is perfect for rental income or future appreciation. Don't miss the opportunity to own this beautifully maintained home in Martindale where convenience meets comfort!

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
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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	5
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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