



## 58 Martindale Mews Calgary Alberta

\$535,000

Calling all first time home buyers and investors! This bright and spacious bilevel home is located on a quiet cul-de-sac, offering a fantastic layout and plenty of room for your family to grow. The main level features a cozy living room with a big bay window, a dining nook off the kitchen, and an open floor plan that flows seamlessly throughout. You'll find two generous bedrooms and a full 4-piece bathroom on this level. The fully finished basement is a standout feature complete with a second kitchen, another full bath, two additional bedrooms, and a laundry room--ideal for large or extended families. (The basement was previously rented out for \$1,500/month + half utilities, making it a great potential income generator.) The oversized single detached garage offers plenty of space for your vehicle, plus an additional gravel parking area on the side for added convenience. With 1500 SqFt+ of finished living space, this home comes with numerous updates, including new asphalt shingles (2022), new vinyl siding (2022), and a new furnace and hot water tank (2022). Features like Canadian maple hardwood floors and two full bathrooms with bathtubs add to the home's appeal. Whether you're looking for a family home or a property with rental potential, this home won't last long--book your viewing today! (id:6769)

4pc Bathroom 6.92 Ft x 5.83 Ft

Bedroom 9.67 Ft x 10.92 Ft

Bedroom 11.25 Ft x 10.17 Ft

Recreational, Games room 10.75 Ft x 30.58 Ft

Furnace 9.92 Ft x 9.92 Ft

4pc Bathroom 5.58 Ft x 6.00 Ft

Bedroom 8.50 Ft x 9.92 Ft

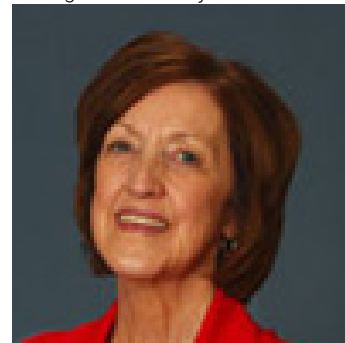
Dining room 11.50 Ft x 13.17 Ft

Kitchen 7.50 Ft x 8.92 Ft

Living room 11.75 Ft x 14.58 Ft

Primary Bedroom 10.17 Ft x 13.00 Ft

Listing Presented By:



Originally Listed by:  
URBAN-REALTY.ca



CIR

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