



44 Martinwood Mews Calgary Alberta

\$589,000

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! (id:6769)

Primary Bedroom 14.08 Ft x 11.92 Ft

Bedroom 10.00 Ft x 9.92 Ft

Bedroom 10.75 Ft x 9.42 Ft

4pc Bathroom 9.92 Ft x 4.92 Ft

Storage 6.92 Ft x 6.58 Ft

Bedroom 14.92 Ft x 7.92 Ft

3pc Bathroom 6.92 Ft x 5.92 Ft

Other 14.92 Ft x 11.58 Ft

Living room/Dining room 19.25 Ft x 11.42 Ft

Laundry room 5.50 Ft x 5.42 Ft

Family room 18.92 Ft x 10.67 Ft

2pc Bathroom 5.42 Ft x 5.17 Ft

Listing Presented By:



Originally Listed by:
Real Broker



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