



## 246 Martinvalley Mews Calgary Alberta

\$524,900

2-minute walk to Saddletowne C-Train Station and shopping. Beautifully fully renovated bi-level home on a large corner lot in a quiet cul-de-sac, directly across from the Genesis Centre, public library, and high school. Main floor with vaulted ceilings and large upgraded energy efficient windows replaced in 2023. Features a spacious living and dining area and fresh paint throughout with new flooring. Each level includes a full bathroom. Separate laundry for upper floor and basement. The basement features an illegal suite with a separate walk-up entrance and is currently rented, offering excellent mortgage helper or investment potential. Enjoy a private fenced backyard, double car detached garage. Ideal for families, first-time buyers, or investors, with C-Train, schools, recreation, and shopping all within walking distance. Book Your showing today!! (id:6769)

3pc Bathroom 2.64 M x 1.49 M  
Bedroom 3.42 M x 3.13 M  
Bedroom 5.40 M x 2.59 M  
Kitchen 4.36 M x 6.33 M  
Furnace 2.81 M x 7.60 M  
Primary Bedroom 3.04 M x 3.49 M

Bedroom 2.65 M x 3.42 M  
Living room 3.49 M x 4.05 M  
Kitchen 2.55 M x 3.39 M  
Dining room 3.23 M x 3.66 M  
4pc Bathroom 2.27 M x 1.56 M

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca