

\$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, 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	95
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.