

# \$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, youâ€™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. Donâ€™t miss the opportunity to own this beautifully maintained home in Martindaleâ€”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	1
Zoning	R-CG

### Listing Details

Listing Office	Real Broker
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