

# \$535,000 - 58 Martindale Mews Ne, Calgary

MLS® #A2188001

**\$535,000**

4 Bedroom, 2.00 Bathroom, 887 sqft  
Residential on 0.07 Acres

Martindale, Calgary, Alberta

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!

Built in 1989



## Essential Information

MLS® #	A2188001
Price	\$535,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	887
Acres	0.07
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	58 Martindale Mews Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 2V5

## Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Stove(s), Washer/Dryer
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Lawn
Roof	Asphalt Shingle

Construction	Concrete, Mixed, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 24th, 2025
Days on Market	71
Zoning	R-CG

### **Listing Details**

Listing Office	URBAN-REALTY.ca
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