



THE
A-TEAM

**RE/MAX
FIRST**

58 MARTINDALE Mews, Calgary T3J 2V5

MLS®#: **A2188001**

Area: **Martindale**

Listing Date: **01/24/25**

List Price: **\$535,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 21-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1989**

Lot Information

Lot Sz Ar: **2,917 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Cul-De-Sac,Front Yard,Lawn**
Park Feat: **Single Garage Detached**

DOM

75

Layout

Beds: **4 (2 2)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Parking

Ttl Park: **3**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Other**

Construction: **Concrete,Mixed,Vinyl Siding**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`7" x 6`0"
Dining Room	Main	11`6" x 13`2"
Living Room	Main	11`9" x 14`7"
4pc Bathroom	Basement	6`11" x 5`10"
Bedroom	Basement	11`3" x 10`2"
Furnace/Utility Room	Basement	9`11" x 9`11"

Room	Level	Dimensions
Bedroom	Main	8`6" x 9`11"
Kitchen	Main	7`6" x 8`11"
Bedroom - Primary	Main	10`2" x 13`0"
Bedroom	Basement	9`8" x 10`11"
Game Room	Basement	10`9" x 30`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8910819

Zoning:
R-CG

Remarks

Pub Rmks: **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!**

Inclusions: **N/A**
Property Listed By: **URBAN-REALTY.ca**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







