



**14 Martindale Mews NE  
Calgary, Alberta**

**MLS # A2312700**



**\$544,800**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	896 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** Storage shed , One Garage remote control

Welcome to this well-maintained bi-level home located in the vibrant community of Martindale! Conveniently situated close to transit services, schools, parks, shopping plazas, major highways, and the Sikh Temple, this property offers both comfort and accessibility for growing families and investors alike. This home features a total of 4 bedrooms, 2 full bathrooms, and a double detached garage. The main floor boasts a bright living room with a large south-facing bay window that fills the space with natural light. The kitchen and dining area are conveniently located side by side, with a separate side entrance providing easy access to the backyard. The main level also includes 2 good-sized bedrooms, a 3-piece common bathroom, and its own laundry area. The fully developed basement offers excellent additional living space, featuring 2 bedrooms, a full bathroom, kitchen, living room, and separate laundry facilities. The basement is accessible from the main front entrance, providing added convenience and flexibility. This is a perfect home for a young family looking to raise children in a family-friendly neighborhood or for buyers seeking extra living space. Don't miss this great opportunity!