



GRASSROOTS
REALTY GROUP

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46 Martindale Mews NE
Calgary, Alberta

MLS # A2348202

\$470,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,054 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: N/A

Welcome to this STUNNING, FULLY RENOVATED HOME in the desirable community of Martindale! Showcasing beautiful luxury-inspired finishes, contemporary design, and thoughtfully upgraded living spaces, this exceptional property offers the perfect combination of modern elegance, comfort, and functionality. From the moment you step inside, you'll appreciate the attention to detail throughout this beautifully transformed residence. The inviting main floor features stylish flooring, contemporary lighting, elegant decorative accents, and a sophisticated colour palette. The bright and spacious living area is enhanced by abundant natural light and an eye-catching feature wall, creating a welcoming atmosphere for relaxing with family or entertaining guests. THE BEAUTIFULLY RENOVATED KITCHEN is designed to combine elegance with everyday practicality. Featuring contemporary cabinetry, attractive countertops, a stylish backsplash, and stainless steel appliances, this modern kitchen provides a wonderful space for cooking and entertaining. The adjoining dining area creates a comfortable setting for everyday meals and family gatherings. The home offers 3 BEDROOMS AND 2 FULL BATHROOMS, including one full bathroom conveniently located in the developed basement. The bedrooms provide comfortable living spaces, while the beautifully updated bathrooms showcase modern fixtures, stylish vanities, and elegant finishes that complement the home's contemporary aesthetic. FULLY DEVELOPED BASEMENT WITH SEPARATE SIDE ENTRANCE! One of the property's most attractive features is its beautifully developed lower level, offering additional living space and convenient access through a separate side entrance. Continuing the home's modern design, the basement features stylish flooring, recessed lighting,

and contemporary finishes that create a bright and welcoming atmosphere. With its own full bathroom, this versatile lower level provides additional convenience and flexibility for extended family, guests, or recreational use. The separate side entrance enhances privacy and accessibility, making this property particularly appealing to buyers seeking flexible living arrangements. Every detail of this home has been thoughtfully designed to create an attractive living environment. From its modern interior finishes and updated bathrooms to its functional kitchen and developed basement, the property delivers a beautiful combination of style and practicality. EXCELLENT MARTINDALE LOCATION! Situated in an established residential community, this home offers convenient access to schools, parks, playgrounds, shopping centres, public transportation, and other everyday amenities. Whether you're a first-time homebuyer, a growing family, or an investor, this extensively renovated property offers an exciting opportunity to enjoy modern living in a convenient Calgary location. DON'T MISS THIS BEAUTIFULLY RENOVATED HOME WITH A DEVELOPED BASEMENT AND SEPARATE SIDE ENTRANCE. BOOK YOUR PRIVATE SHOWING TODAY!