

## 10 Martindale Mews NE Calgary, Alberta

MLS # A2171371



# \$499,900

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,045 sq.ft.	<b>Age:</b>	1989 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, 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>	See Remarks		

**Inclusions:** N/A

Welcome to this fantastic starter home in Martindale! The main floor features a cozy living room, a kitchen, and a dining area with doors leading out to the deck and double detached garage. Upstairs, you'll find three spacious bedrooms and a full bathroom. The fully finished basement offers a recreation area and a 3-piece bathroom. Enjoy the great backyard and the excellent location, just a short walk from schools, shopping, public transit, and the YMCA. Don't miss out!