

# **\$640,000 - 58 Martha's Haven Place Ne, Calgary**

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MLS® #A2211043

**\$640,000**

5 Bedroom, 4.00 Bathroom, 1,707 sqft

Residential on 0.07 Acres

Martindale, Calgary, Alberta

Welcome to this stunning and well kept 5 bedrooms, 4 bathrooms home in Martindale. Double detached garage, very near to Martindale LRT station, schools and bus station. Perfect for families looking for space and comfort. The main floor boasts a large, bright living area with fireplace and a sizable window that allows plenty of natural light to pour in. The open-concept design seamlessly connects the living room to a generous dining area, which provides direct access to the backyard, perfect for entertaining or relaxing outdoors. The bright kitchen features a central island, ideal for meal prep and gatherings. The main floor also includes a convenient laundry room and a 2-piece bath. Upstairs, you'll find three spacious bedrooms, including a luxurious master suite with a 5-piece ensuite bathroom. An additional full bathroom on this level ensures comfort for the whole family. The developed basement with an illegal suite with its own separate entrance, offering potential rental income or space for extended family. It includes a large open living, kitchen and dining area, 2 bedrooms with an ensuite bathroom. There's a separate laundry for the basement. With ample space, modern updates, and a flexible layout, this home is a fantastic opportunity. There's also a fireplace in the basement, though it is currently disconnected. It's move-in ready and waiting for you to make it your own!

Built in 1999



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2211043    |
| Price          | \$640,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,707       |
| Acres          | 0.07        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 58 Martha's Haven Place Ne |
| Subdivision | Martindale                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3J 3W2                    |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan                      |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Full, Suite  |

**Exterior**

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Other                                |
| Lot Description   | Back Yard, Back Lane, Front Yard     |
| Roof              | Asphalt Shingle                      |
| Construction      | Brick, Concrete, Wood Frame, Asphalt |
| Foundation        | Poured Concrete                      |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 20               |
| Zoning         | R-CG             |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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