



**58 Martha's Haven Way NE
Calgary, Alberta**

MLS # A2215090



\$565,000

Division:	Martindale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,042 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Separate Entrance		

Inclusions: N/A

OPEN HOUSE SUNDAY JUNE 22nd FROM 1PM TO 4PM. Beautiful Bi-Level Home in the Heart of Martindale – Ideal for Families or Investors. Welcome to this gorgeous and well-maintained bi-level home nestled in the highly sought-after community of Martindale. This property offers comfort, convenience, and income potential, making it perfect for growing families or savvy investors. The main level features a welcoming living area with ample natural light, a functional kitchen, and cozy dining space – perfect for family gatherings and entertaining guests. The upper level includes 2 generous bedrooms and Two full bathroom. The lower level (illegal suite) includes 2 additional bedrooms, a kitchen, living area, and a full bath – ideal as an income-generating rental unit or in-law suite. Enjoy a fully fenced backyard with concrete and low maintenance synthetic grass you will never have to weed, water, cut or fertilize , perfect for summer barbecues or relaxing evenings. The glass-railed patio adds a modern touch and offers a safe, stylish outdoor space. Convenient parking at the front and extra storage space with a detached double garage. Walking Distance to Schools: Just a 5-minute walk to Green Dome Islamic School and 7 minutes to Manmeet Bhullar School. Close to parks and playgrounds for outdoor enjoyment. Only a 6-minute drive to the Genesis Centre and Saddle towne Circle, offering access to shopping, fitness, restaurants, medical services, and more. Well connected by Calgary Transit making commutes easy and convenient. Bus stop EB 80 NE(bus# 119, 128, 136, 157, 145) is 5 minutes walk This home combines modern living, excellent location, and investment potential – a rare find in today’s market. Don’t miss the opportunity to own a home that has it all!