



GRASSROOTS
REALTY GROUP

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**125, 7707 Martha's Haven Park
Calgary, Alberta**

MLS # A2236639



\$424,000

Division:	Martindale		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,336 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Few Trees, Pie Shaped Lot, Treed		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 409
LLD:	-
Zoning:	M-C1 d44
Utilities:	-

Inclusions: None

Experience elevated living in the heart of Martindale with this beautifully designed 2-bedroom, 3 full bath 1 half bath townhome offering over 1,800 sqft of total living space on one of the largest lots in the complex. Sunlight pours in through large windows, highlighting the open-concept main floor, complete with a cozy gas fireplace, elegant built-in media unit, and a spacious kitchen featuring abundant cabinetry, generous counter space, and a breakfast bar. The adjoining dining area opens onto a private deck—ideal for morning coffee or evening relaxation. Upstairs, you’ll find two expansive primary suites, each with a 4-piece ensuite and walk-in closet, while the fully finished basement includes a versatile living space (easily convertible to a third bedroom), a den/bar area, and a 2-piece bath. Additional features include a new furnace and hot water tank, an attached single garage, and an unbeatable location close to major roadways, public transit, Calgary International Airport, schools, shopping, and parks. Don’t miss the 3D Virtual Tour!