



GRASSROOTS
REALTY GROUP

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200, 7707 Martha's Haven Park NE
Calgary, Alberta

MLS # A2237173



\$415,000

Division:	Martindale		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,307 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Additional Parking, Covered, Driveway, Garage Door Opener, Garage Faces		
Lot Size:	-		
Lot Feat:	City Lot, Few Trees, Interior Lot, Low Maintenance Landscape, Other, Rectan		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 402
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: n/a

| SOUTH FACING UNIT | BACKING ONTO GREEN SPACE | CONVENIENT LOCATION | 3 BEDROOM + 2 BATH | ATTACHED GARAGE | IN-UNIT LAUNDRY | RENOVATED | Welcome to this well-maintained 3-bedroom townhouse with an attached garage, ideally located in the established and amenity-rich community of Martindale. Tucked away on a quiet street and facing lush green space, this home offers privacy, convenience, and comfort—all in one. Step onto the charming front porch and into a spacious, light-filled living room that flows effortlessly into the heart of the home—the kitchen. Designed for both function and style, the kitchen features stainless steel appliances, ample cabinetry, quartz countertops, and a large center island—perfect for entertaining or enjoying casual meals. The adjoining dining area is enhanced by a modern light fixture, creating a cozy yet elegant space to gather with family and friends. A convenient 2-piece bathroom, a mudroom with direct access to the attached garage, and additional closet space round out the main level. Upstairs, you'll find three well-proportioned bedrooms including a spacious primary suite complete with a large walk-in closet. A 4-piece bathroom serves this level, and the added bonus of upper-level laundry makes everyday living a breeze. The basement is a blank canvas—generously sized and ready for your future development, whether it's a home gym, rec room, or additional living space. Outside, enjoy the serene green space view right at your doorstep. This unbeatable location is just minutes from schools, parks, shopping plazas, and public transportation. You're also a short drive to Calgary International Airport, the LRT, and major routes like Metis Trail—making your commute or weekend travel incredibly convenient. Whether you're a first-time homebuyer,

downsizer, or investor, this thoughtfully designed home is one you won't want to miss!