



GRASSROOTS
REALTY GROUP

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175, 7707 Martha's Haven Park NE
Calgary, Alberta

MLS # A2265484



\$399,900

Division:	Martindale		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,353 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 381
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: n/a

Welcome to The Vineyards in Martha's, Martindale! This well-maintained 2-storey row townhouse is perfect for a small family or a great investment opportunity. Ideally located close to schools, transit, shopping, and several parks including an off-leash park, this home offers both comfort and convenience. The open-concept main floor features a spacious living room and a functional kitchen with plenty of counter space. Upstairs, you'll find two large bedrooms, each with its own ensuite bathroom and walk-in closet. The fully developed basement includes a rec room and a full washroom, providing extra living space. Enjoy modern touches like all LED lighting, a smart thermostat, and an attached single-car garage — perfect for those cold winter days. Don't wait too long — this home has everything you're looking for, so book your showing today!