



GRASSROOTS
REALTY GROUP

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30 Martha's Haven Manor NE
Calgary, Alberta

MLS # A2202786



\$569,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,381 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Garage Door Opener, Insulated, Single Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Garden Shed

OPEN HOUSE Monday, June 23rd 6:00-7:30pm. This charming 2-storey, 1,380 sq ft single-family home offers a perfect blend of comfort and functionality. Sit on the front porch with your morning coffee or enjoy the sun on your large back deck! Featuring 3 spacious bedrooms and 3 bathrooms this home has been lovingly maintained and cared for by the same family for over 20 years! Large windows throughout bring in tons of natural light and create bright and open spaces all through the home. The main floor boasts a cozy living room with a fireplace, a large kitchen with refreshed cabinets, stainless steel appliances and peninsula for added counter space. A spacious dining area just off the kitchen and a 2-piece powder room with a brand-new quartz countertop and convenient main floor laundry complete this level. On the upper level, there are 3 good sized bedrooms, a 4-piece bathroom with new tile surround in the bathtub. In the primary bedroom enjoy the large windows, its own 4-piece ensuite with a large vanity as well as a spacious walk-in closet! There are two more bedrooms on this level, one of which has a deep walk-in closet providing ample space for clothing and more. The unfinished basement comes with a rough-in for a bathroom and 2 windows, offering plenty of potential. Recent updates include fresh paint, new flooring (upper level 2023, main level and basement stairwell March 2025). New light fixtures and hardware throughout the main and upper levels and a new roof on the house, shed, and garage (October 2024), along with new eavestroughs (March 2025). Enjoy outdoor living with a welcoming covered front porch, large wooden deck (2023), and a garden shed for added outdoor storage. The oversized single detached garage comes with 220v wiring, insulated/sheeted walls and open attic space for extra storage while providing off-street

parking. The property is partially fenced and backs onto a fantastic park and greenspace which along with the paved back alley and surrounding pathways make this property truly stand out! Martindale is a family friendly community with several schools nearby including a Francophone school as well as both Public and Catholic schools. Parks and pathways are found throughout the community. The Dashmesh Centre, Genesis Centre, a public library and shopping are all just a short drive or walk away. Getting around the city is a breeze with a C-train station a few blocks away as well as easy access to Metis Trail and the rest of the city. You don't want to miss out on this one, book a showing today!