

\$779,900 - 40 Martha's Meadow Place Ne, Calgary

MLS® #A2268242

\$779,900

6 Bedroom, 3.00 Bathroom, 2,335 sqft

Single Family on 0.12 Acres

Martindale, Calgary, Alberta

Welcome to 40 Martha's Meadow Place NE — a beautifully updated and spacious 2-storey home tucked away on a quiet cul-de-sac in the heart of Martindale. This impressive property offers 2,335 sq.ft. RMS above grade plus a 924 sq.ft. finished basement, for a total of 3,259 sq.ft. of developed living space. Situated on a 49.70 ft — 108.23 ft lot, this home showcases pride of ownership, thoughtful upgrades, and numerous recent renovations throughout. The home has also been fully repaired from recent hail damage, ensuring peace of mind for the next homeowner. The main floor features a bright, open-concept layout with a welcoming living area, formal dining space, and a modern kitchen complete with a water filtration system at the main sink. Upstairs includes a spacious primary bedroom with ensuite, two additional bedrooms, a full bathroom, and a large bonus room ideal for family gatherings or a home office. The basement includes a separate side entrance and rough-ins for an illegal suite, offering flexibility for future development (subject to city approval). Outside, the property features an extended concrete driveway (within legal limits), concrete patio in the backyard, and garden space on both sides. The back lane is paved, and there's a storage shed for extra convenience. The heated double attached garage includes an electric heater, perfect for Calgary winters. Located close to schools, parks, shopping, and transit, this home is ideal for



families seeking space, comfort, and a move-in-ready property in a desirable neighbourhood. A beautifully renovated and well-maintained home in one of NE Calgary's most sought-after communities. Contact us today to schedule your private showing! (id:6289)

Built in 2000

Essential Information

Listing #	A2268242
Price	\$779,900
Bedrooms	6
Bathrooms	3.00
Half Baths	1
Square Footage	2,335
Acres	0.12
Year Built	2000
Type	Single Family
Sub-Type	Freehold

Community Information

Address	40 Martha's Meadow Place Ne
Subdivision	Martindale
City	Calgary
Province	Alberta
Postal Code	T3J4H6

Amenities

Amenities	Park, Playground
Features	Back lane, PVC window, No Animal Home, No Smoking Home, Level
Parking Spaces	5
Parking	Attached Garage, Concrete, Garage, Heated Garage
# of Garages	3

Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Microwave, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer
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Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Suite

Exterior

Exterior	Stone, Stucco
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Century 21 Bravo Realty



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