

# \$569,900 - 30 Martha's Haven Manor Ne, Calgary

MLS® #A2202786

**\$569,900**

3 Bedroom, 3.00 Bathroom, 1,381 sqft

Residential on 0.07 Acres

Martindale, Calgary, Alberta

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 donâ€™t want to miss out on this one, book a showing today!

Built in 1999

**Essential Information**

MLS® #	A2202786
Price	\$569,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,381
Acres	0.07
Year Built	1999
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	30 Martha's Haven Manor Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3X8

### Amenities

Parking Spaces	1
Parking	220 Volt Wiring, Alley Access, Garage Door Opener, Insulated, Single Garage Detached
# of Garages	1

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s), Laminate Counters
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Lighting, Private Yard, Playground
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Treed, Back Lane, No Neighbours Behind, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	March 20th, 2025
-------------	------------------

Days on Market	98
Zoning	R-CG

## **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.