

# \$565,000 - 58 Martha's Haven Way Ne, Calgary

MLS® #A2215090

**\$565,000**

4 Bedroom, 3.00 Bathroom, 1,042 sqft

Residential on 0.07 Acres

Martindale, Calgary, Alberta

Beautiful Bi-Level Home in the Heart of Martindale – Ideal for Families or Investors.

Welcome to this gorgeous and well-maintained bi-level home nestled in the highly sought-after community of Martindale. This property offers comfort, convenience, and income potential, making it perfect for growing families or savvy investors.

The main level features a welcoming living area with ample natural light, a functional kitchen, and cozy dining space – perfect for family gatherings and entertaining guests. The upper level includes 2 generous bedrooms and Two full bathroom. The lower level (illegal suite) includes 2 additional bedrooms, a kitchen, living area, and a full bath – ideal as an income-generating rental unit or in-law suite.

Enjoy a fully fenced backyard with concrete and low maintenance synthetic grass you will never have to weed, water, cut or fertilize , perfect for summer barbecues or relaxing evenings. The glass-railed patio adds a modern touch and offers a safe, stylish outdoor space.

Convenient parking at the front and extra storage space with a detached double garage. Walking Distance to Schools: Just a 5-minute walk to Green Dome Islamic School and 7 minutes to Manmeet Bhullar School. Close to parks and playgrounds for outdoor enjoyment. Only a 6-minute drive to the Genesis Centre and Saddletowne Circle, offering access to



shopping, fitness, restaurants, medical services, and more.

Well connected by Calgary Transit making commutes easy and convenient. Bus stop EB 80 NE( bus# 119, 128, 136, 157, 145) is 5 minutes walk

This home combines modern living, excellent location, and investment potential â€“ a rare find in todayâ€™s market. Donâ€™t miss the opportunity to own a home that has it all!

Built in 2001

### **Essential Information**

MLS® #	A2215090
Price	\$565,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,042
Acres	0.07
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	58 Martha's Haven Way Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J4N5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Separate Entrance
Appliances	Dishwasher, Microwave, Electric Range, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade, Suite

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Front Yard, Rectangular Lot, Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 18th, 2025
Days on Market	23
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
----------------	-------------

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.