

# \$532,500 - 42 Martha's Haven Manor Ne, Calgary

MLS® #A2243584

**\$532,500**

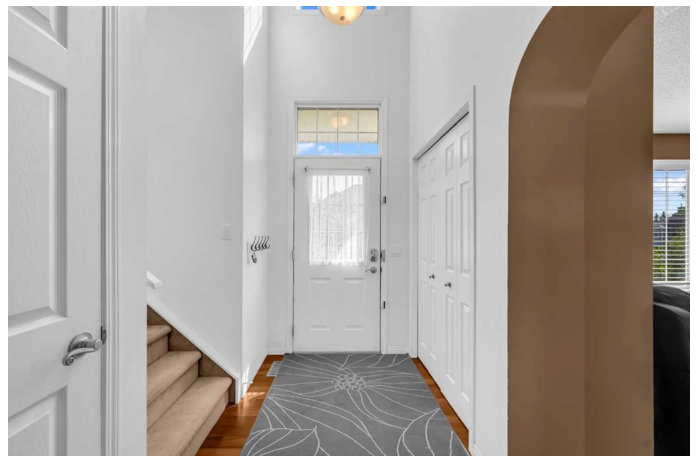
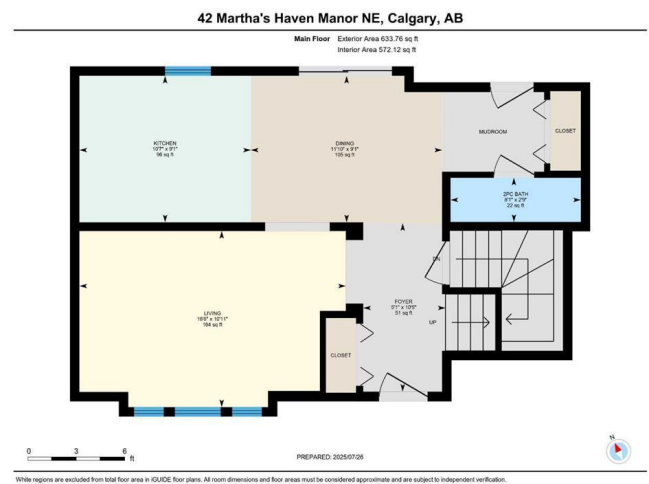
3 Bedroom, 2.00 Bathroom, 1,237 sqft  
Residential on 0.06 Acres

Martindale, Calgary, Alberta

Welcome to this beautiful 3-bedroom home in the heart of Martha's Haven! This delightful property boasts a spacious living room and a bright kitchen with a generously sized breakfast nook, all equipped with stainless steel appliances (the Microwave Hood Fan will be replaced with a brand-new unit of the same model), perfect for both entertaining and everyday living. Sunlight streams through the windows, creating a warm and inviting atmosphere throughout. Upstairs, you'll find a bright primary bedroom along with two additional well-sized bedrooms, providing comfort and privacy for the entire family. The fully finished basement features a cozy family room and a versatile flex space with custom-built cabinetry, offering plenty of room for hobbies, entertainment, or relaxation. Step outside into the beautifully maintained backyard, a cheerful, sun-filled retreat with a generously sized deck, ideal for summer barbecues, evening gatherings, or simply unwinding in the fresh air. A new roof installed in 2021, offering both durability and peace of mind. Ideally located with easy access to Metis Trail and within walking distance of the L.R.T. station, this home is also close to parks, walking paths, schools, shopping centers, and a wealth of amenities. Everything you need is just moments away!

Built in 2000

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2243584    |
| Price          | \$532,500   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,237       |
| Acres          | 0.06        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 42 Martha's Haven Manor Ne |
| Subdivision | Martindale                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3J 3X8                    |

### Amenities

|         |                  |
|---------|------------------|
| Parking | None, Off Street |
|---------|------------------|

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, No Smoking Home, See Remarks             |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Has Basement      | Yes                                                                        |
| Basement          | Finished, Full                                                             |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Garden, Playground, Private Yard, Dock             |
| Lot Description   | Back Lane, Back Yard, Garden, Private, See Remarks |
| Roof              | Asphalt Shingle                                    |
| Construction      | Concrete                                           |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      July 28th, 2025  
Days on Market                6  
Zoning                              R-CG

**Listing Details**

Listing Office                    SkaiRise Realty

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