

# \$649,990 - 266 Martha's Manor Ne, Calgary

MLS® #A2245308

**\$649,990**

4 Bedroom, 4.00 Bathroom, 1,702 sqft

Residential on 0.09 Acres

Martindale, Calgary, Alberta

Welcome to this beautiful home in the heart of Martindale. Perfectly located on a quiet, family-friendly cul-de-sac and situated on a spacious pie-shaped lot, this charming two-storey home offers a blend of comfort, space, and functionality.

As you step inside, youâ€™re greeted by a warm and inviting living room thatâ€™s perfect for both relaxing and entertaining. The updated kitchen features granite countertops, upgraded cabinetry, stainless steel appliances, and a center island that serves as a great spot for gathering with family or preparing meals.

The upper level includes three generously sized bedrooms, including a primary suite complete with a full ensuite bathroom and walk-in closet. A bright and spacious bonus room with hardwood flooring adds extra flexibility for a lounge area, home office, or playroom.

The fully finished basement provides even more living space with a large recreation room, an additional bedroom or office, and a beautifully tiled three-piece bathroom.

Outside, the fully fenced and landscaped backyard offers alley access and a large deck, making it ideal for outdoor entertaining. The location is exceptionally convenient, with nearby access to public transit, LRT stations, shopping, schools, the Genesis Centre, and



YYC Airport, all within a short distance.

This home combines thoughtful design, ample living space, and a fantastic location—truly a must-see to be appreciated.

Built in 2002

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2245308    |
| Price          | \$649,990   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,702       |
| Acres          | 0.09        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 266 Martha's Manor Ne |
| Subdivision | Martindale            |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3J 4Y6               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Pantry, No Animal Home, Wired for Sound |
|-------------------|-------------------------------------------------------------------------------------------------------------|

|              |                                                   |
|--------------|---------------------------------------------------|
| Appliances   | Dishwasher, Gas Stove, Refrigerator, Washer/Dryer |
| Heating      | Forced Air                                        |
| Cooling      | None                                              |
| Has Basement | Yes                                               |
| Basement     | Finished, Full                                    |

## Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Garden                                                             |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Lawn, Landscaped, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Vinyl Siding                                                       |
| Foundation        | Poured Concrete                                                    |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 95               |
| Zoning         | R-CG             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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