

# \$648,999 - 52 Martha's Meadow Place Ne, Calgary

MLS® #A2192738

**\$648,999**

4 Bedroom, 4.00 Bathroom, 1,526 sqft  
Residential on 0.10 Acres

Martindale, Calgary, Alberta

OPEN HOUSE SUNDAY, March 9TH, 1:00 PM - 3:00 PM. Don't Miss This Incredible Opportunity! This beautiful home is nestled in a quiet cul-de-sac, offering both privacy and convenience. Located just minutes from parks, a recreational center, shopping, and the airport, with easy access to bus and LRT, this home is perfect for investors or large families. Inside, you'll find a bright and functional open layout. The main floor features a spacious living area, dining space, and a well-appointed kitchen, along with a convenient half bath. Upstairs, there are three generously sized bedrooms, including a master suite with an ensuite, plus an additional full bathroom. The legal basement suite comes with a separate entrance, offering full privacy and great potential for extra income. This space is ideal for renters or extended family, making it a fantastic investment opportunity. During summer, the front yard features a stunning perennial garden with tulips, peonies, mini roses, and six varieties of lilies, ensuring beautiful blooms from spring to fall. The raised backyard garden is perfect for growing fresh vegetables. The fully fenced backyard includes an oversized deck, perfect for outdoor gatherings. Plus, the fully paved back alley minimizes dust and adds to the home's convenience. This home is move-in ready for first-time buyers or an excellent investment opportunity!

Built in 2000



## Essential Information

MLS® #	A2192738
Price	\$648,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,526
Acres	0.10
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	52 Martha's Meadow Place Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J4H6

## Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	No Smoking Home, Open Floorplan, Pantry, No Animal Home
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Electric Cooktop
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

## Exterior

Exterior Features	Private Yard, Playground, Private Entrance
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Lot Description	Back Lane, Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 8th, 2025
Days on Market	54
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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