

# \$669,900 - 50 Martha's Close Ne, Calgary

MLS® #A2209824

**\$669,900**

4 Bedroom, 4.00 Bathroom, 1,729 sqft

Residential on 0.09 Acres

Martindale, Calgary, Alberta

Discover this beautiful property in Martindale! This very well maintained home features not only an attached double garage in the front but also a rare, detached double garage in the back- ideal for trade workers needing extra space, car enthusiasts, or those looking for additional rental income potential. There is also an illegal basement suite currently rented out for \$1,200/month, offering immediate cash flow. Families will appreciate the proximity to elementary, middle and high schools, making the morning school run a breeze. You'll also love the convenience of being steps away from the park, multiple bus stops, and the train station. Plus, the friendly neighbourhood is a bonus! Do not miss this opportunity to own a versatile property with so much to offer!

Built in 2002

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2209824    |
| Price          | \$669,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,729       |
| Acres          | 0.09        |
| Year Built     | 2002        |
| Type           | Residential |



|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 50 Martha's Close Ne |
| Subdivision | Martindale           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3J 4J8              |

### Amenities

|                |                                                |
|----------------|------------------------------------------------|
| Parking Spaces | 6                                              |
| Parking        | Double Garage Attached, Double Garage Detached |
| # of Garages   | 4                                              |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                          |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator |
| Heating           | Forced Air                                                              |
| Cooling           | Sep. HVAC Units                                                         |
| Fireplace         | Yes                                                                     |
| # of Fireplaces   | 1                                                                       |
| Fireplaces        | Gas                                                                     |
| Has Basement      | Yes                                                                     |
| Basement          | Exterior Entry, Finished, Full, Suite                                   |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Garden, Playground, Private Yard                   |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac                   |
| Roof              | Asphalt Shingle                                    |
| Construction      | Vinyl Siding, Wood Frame, Manufactured Floor Joist |
| Foundation        | Poured Concrete                                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 9                |

Zoning

R-CG

Listing Details

Listing Office

Royal LePage METRO

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