

# \$749,000 - 148 Martha's Meadow Close Ne, Calgary

MLS® #A2219408

**\$749,000**

8 Bedroom, 5.00 Bathroom, 2,278 sqft

Residential on 0.14 Acres

Martindale, Calgary, Alberta

Live Big, Earn Smart – All in One Property!  
Discover the perfect blend of luxury, flexibility, and cash flow potential in this expansive 7-bedroom, 5-bathroom home—complete with a brand new 3-bedroom, 2-bath basement suite (illegal). Sitting on the largest lot on the block (approx. 6,000+ sqft) in a quiet cul-de-sac, this property is a rare gem of an opportunity for families, investors, or multi-generational living.

Step inside and be welcomed by a bright, open layout featuring oversized windows, a cozy gas fireplace, and thoughtful touches throughout. The main level boasts a full bathroom, laundry area, and a versatile den that can easily serve as a fifth bedroom or home office. Hosting? No problem. Enjoy both a formal dining room and a sunny, south-facing breakfast nook off the open-concept kitchen—with a large walk-in pantry, center island, and tons of counter space.

The upper level includes a spacious master bed rm with private ensuite, plus three more generously sized bedrooms and another full bathroom—all flooded with natural light.

But the real bonus? A fully finished walk-up illegal basement suite—completely separate with 3 bedrooms, 2 full bathrooms, and its own entrance currently earning 1650/mnth. Whether you're looking to live upstairs and



rent below, create a multi generational setup, or rent both units for maximum return, the options are endless.

With over 3,355+ sqft of total living space, an extended driveway, double attached garage, and RCG zoning that may allow for a future backyard suite (subject to approval and permitting by the city/municipality), this home is a long-term win—whether for lifestyle, investment, or both.

This is the one you've been waiting for, Don't miss your chance to own this one-of-a-kind property! Homes like this rarely come to market—act fast before it's gone.

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2219408    |
| Price          | \$749,000   |
| Bedrooms       | 8           |
| Bathrooms      | 5.00        |
| Full Baths     | 5           |
| Square Footage | 2,278       |
| Acres          | 0.14        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 148 Martha's Meadow Close Ne |
| Subdivision | Martindale                   |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3J 4Z2                      |

## Amenities

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

## Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Soaking Tub                                                                               |
| Appliances        | Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                   |
| Cooling           | Window Unit(s)                                                                                            |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Gas, Living Room                                                                                          |
| Has Basement      | Yes                                                                                                       |
| Basement          | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade                                                   |

## Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                      |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Level, Few Trees |
| Roof              | Asphalt Shingle                                     |
| Construction      | Vinyl Siding, Wood Frame                            |
| Foundation        | Poured Concrete                                     |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 37            |
| Zoning         | R-CG          |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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