

# \$619,000 - 39 Martha's Meadow Close Ne, Calgary

MLS® #A2229889

**\$619,000**

5 Bedroom, 3.00 Bathroom, 1,368 sqft  
Residential on 0.08 Acres

Martindale, Calgary, Alberta

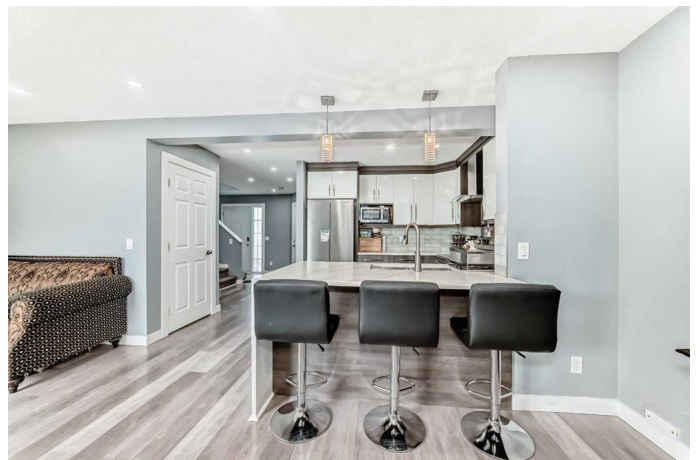
Modern Living, Prime Corner Lot, Limitless Potential â€” Your Dream Home & Smart Investment Awaits!

Discover the perfect blend of style, space, and location with this stunning corner-lot home designed for today's modern lifestyle â€” and great potential for future land appreciation. From the moment you arrive, be impressed by striking curb appeal and the confidence of a brand-new Owens Corning® rubber roof backed by the Platinum Protection Warranty, including comprehensive material coverage and a Lifetime Workmanship Guarantee.

This home is a rare find for car lovers, hobbyists, large families, and entertainers â€” with parking for over 10 vehicles, you'll never worry about space for guests or projects.

Step inside to a bright, open interior flooded with natural light and anchored by a spectacular artistic modern chandelier above the stairs â€” a stylish centerpiece that elevates the space. The open-concept floor plan flows seamlessly into a chef-inspired kitchen, boasting a luxurious quartz waterfall countertop that doubles as a sleek bar â€” perfect for casual meals, entertaining friends, or relaxing with a morning coffee.

Upstairs, the second floor features a modern, newer 5-piece bathroom surrounded by three



spacious bedrooms, each with large windows that fill the rooms with natural light and offer tranquil, unobstructed views.

Unlock incredible versatility with a separate entrance to a fully finished (illegal) basement suite, offering outstanding rental income potential, multi-generational living options, or a private office “ with future legalization possible pending City approval. The large main-floor family room, currently used as an extra bedroom with its own private entrance, adapts easily to your changing needs.

Enjoy your own private backyard oasis, featuring a year-round hot tub and a customizable deck “ ideal for flower beds, container gardens, or a peaceful outdoor retreat.

Embrace the unbeatable convenience of being minutes away from the Genesis Centre, Manmeet Singh Bhullar School, playgrounds, Martindale Off-Leash Park, and over 20 vibrant dining choices. In addition, the nearby Martindale LRT station makes commuting effortless while you enjoy your tranquil sanctuary.

Whether you’re looking for a move-in-ready family home, a flexible income property, or a high-potential investment, this home delivers unmatched value and endless possibilities.

Opportunities like this don’t come often. Act now “ schedule your private tour today and secure this opportunity to claim it yours!

Built in 2003

## **Essential Information**

MLS® #

A2229889

|                |             |
|----------------|-------------|
| Price          | \$619,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,368       |
| Acres          | 0.08        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 39 Martha's Meadow Close Ne |
| Subdivision | Martindale                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3J 4N7                     |

### Amenities

|                |                                                                                                                                                              |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                                                                                            |
| Parking        | Concrete Driveway, Double Garage Attached, On Street, Outside, Covered, Driveway, Garage Door Opener, Garage Faces Front, Insulated, Off Street, See Remarks |
| # of Garages   | 2                                                                                                                                                            |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Bar, Wet Bar |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer                                                           |
| Heating           | Forced Air                                                                                                          |
| Cooling           | None                                                                                                                |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                               |

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior Features | Private Yard, Barbecue, Garden, Outdoor Grill, Private Entrance |
|-------------------|-----------------------------------------------------------------|

|                 |                                                 |
|-----------------|-------------------------------------------------|
| Lot Description | Back Lane, Back Yard, Corner Lot, Irregular Lot |
| Roof            | Asphalt Shingle                                 |
| Construction    | Vinyl Siding, Wood Frame                        |
| Foundation      | Poured Concrete                                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2025 |
| Days on Market | 72              |
| Zoning         | R-CG            |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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