# **\$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!



#### **Essential Information**

MLS® # A2209824 Price \$669,900

Bedrooms 4

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,729

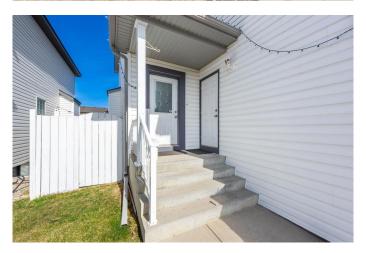
Acres 0.09

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 8

Zoning R-CG

# **Listing Details**

Listing Office Royal LePage METRO

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.