

# \$579,500 - 4 Martha's Meadow Place Ne, Calgary

MLS® #A2238279

**\$579,500**

4 Bedroom, 2.00 Bathroom, 989 sqft

Residential on 0.11 Acres

Martindale, Calgary, Alberta

**\*\*\*HUGE PRICE REDUCTION...FANTASTIC VALUE!!** Nicely located Martindale BI-LEVEL with EXTENSIVE RENOS/UPGRADES!!**\*\*\***This beautiful home is FULLY developed top-to-bottom and offers a total 1756 sqft of living space...FOUR nice-sized bedrooms...and TWO full bathrooms. A VERY convenient benefit is a front driveway and double ATTACHED garage! Where to start with the new renos? ALL COMPLETED SINCE JULY 2024. Let's begin with the brand new furnace (all ducts professionally cleaned of course)...attached humidifier...plus new hot water tank. The entire interior has been painted...both up and down. New carpet throughout the lower level...just wait until you walk on it! New basement windows. New upstairs windows in kitchen and both bedrooms. New window coverings. New dishwasher. Newly installed step-in shower on main. Lower level offers a spacious recreation room, two bedrooms and 4 piece bathroom. The mechanical room also offers laundry, ample storage and vacuum system. Upstairs flooring is comprised of ceramic tile and beautiful engineered hardwood! ALL appliances are included. New front and back storm doors. The home has new vinyl siding...new shingles...and new eavestroughs/downspouts. Majority of fencing is new! Situated on a generous-sized corner lot with with private west-facing rear deck (and firepit!)...plus a PAVED back alley. You'll enjoy wonderful summer bbqs/visits with



family/friends...guaranteed!! Storage shed included. Schools, LRT and other amenities are conveniently nearby. Pride of ownership here! Don't miss it. Call your favorite Realtor to come take a look. This might just be the perfect home for you. Move in and enjoy!

Built in 2001

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238279    |
| Price          | \$579,500   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 989         |
| Acres          | 0.11        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 4 Martha's Meadow Place Ne |
| Subdivision | Martindale                 |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3J 4H6                    |

### Amenities

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

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Central Vacuum, Laminate Counters |
|-------------------|------------------------------------------------------------------------------------|

|              |                                                                                                                 |
|--------------|-----------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating      | Forced Air, Natural Gas                                                                                         |
| Cooling      | None                                                                                                            |
| Has Basement | Yes                                                                                                             |
| Basement     | Finished, Full                                                                                                  |

## Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Fire Pit                                                               |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Corner Lot, Irregular Lot, Treed |
| Roof              | Asphalt Shingle                                                                      |
| Construction      | Vinyl Siding, Wood Frame, Silent Floor Joists                                        |
| Foundation        | Poured Concrete                                                                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 74              |
| Zoning         | R-CG            |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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