

# **\$844,900 - 70 Martha's Meadow Close Ne, Calgary**

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MLS® #A2253970

**\$844,900**

6 Bedroom, 4.00 Bathroom, 2,403 sqft

Residential on 0.09 Acres

Martindale, Calgary, Alberta

Welcome to 70 Martha's Meadow Close NE—a spacious and upgraded 2-storey in Martindale offering over 2,403 sq.ft. RMS above grade plus a fully finished basement for a total of more than 3,300 sq.ft. of developed living space.

The main floor features a bright open-concept layout with a generous family room, formal dining area, and a renovated kitchen complete with a convenient spice kitchen/pantry—perfect for large family gatherings. A versatile office/bedroom and a 2-piece bath with laundry complete the main level.

Upstairs, you'll find four comfortable bedrooms including a large primary with a private 4-piece ensuite and walk-in closet, plus a spacious bonus room ideal for family movie nights or a home office.

The legal basement suite with separate side entrance includes two additional bedrooms, a full bath, kitchen, family room, and laundry—offering excellent flexibility for extended family or guests.

Additional highlights include a lot size of 3,907 sq.ft. with 36 ft. frontage, double attached garage, landscaped yard, and gas fireplace. Located on a quiet street close to schools, parks, shopping, transit, and major roadways, this home offers comfort and convenience for



any family.

Don't miss your chance to own this rare Martindale property with a spice kitchen, legal suite, and thoughtful upgrades"book your showing today!

Built in 2004

**Essential Information**

|                |                |
|----------------|----------------|
| MLS® #         | A2253970       |
| Price          | \$844,900      |
| Bedrooms       | 6              |
| Bathrooms      | 4.00           |
| Full Baths     | 3              |
| Half Baths     | 1              |
| Square Footage | 2,403          |
| Acres          | 0.09           |
| Year Built     | 2004           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 70 Martha's Meadow Close Ne |
| Subdivision | Martindale                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3J 4N7                     |

**Amenities**

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

**Interior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, |
|-------------------|------------------------------------------------------------------|



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Client: Gaganjot Thind      September 1, 2025      Job #: 067509

Appliances      Pantry, Separate Entrance, V Dishwasher, Electric Stov Refrigerator, See Remarks, V

Heating      Forced Air

Cooling      None

Fireplace      Yes

# of Fireplaces      1

Fireplaces      Family Room, Gas

Has Basement      Yes

Basement      Exterior Entry, Finished, Full,

Exterior

Exterior Features      Private Yard

Lot Description      Back Lane, Back Yard, Fror Behind, Street Lighting

Roof      Asphalt Shingle

Construction      Stucco, Wood Frame

Foundation      Poured Concrete

Additional Information

Date Listed      September 5th, 2025

Days on Market      9

Zoning      R-CG

Listing Details

Listing Office      Century 21 Bravo Realty

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