

\$580,000 - 31 Martha's Meadow Close Ne, Calgary

MLS® #A2133361

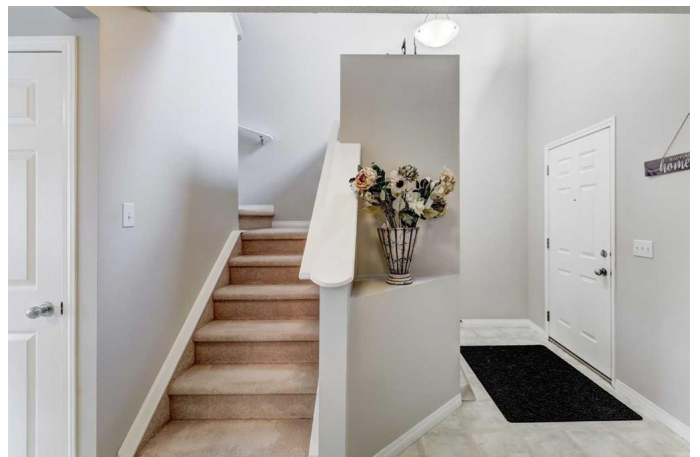
\$580,000

3 Bedroom, 3.00 Bathroom, 1,404 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

This home sweet home is nestled in one of the most coveted family friendly location in the Martha's Meadow area in Martindale community. This cozy home is well taken care of by the original owner for 20+ years. 1400 sq ft, 3 bedrooms and 2.5 baths. Stepping into the welcoming foyer you're greeted by a beautiful staircase and open to the top ceiling, creating an airy and spacious atmosphere. The formal living room with big windows and a gas fireplace invites you to unwind and to entertain in the formal dining room. The open kitchen features ample cabinets, walk in pantry providing lots of storage space. Completing this floor is a half bath, and a mud room with a laundry area to an insulated, drywalled double attached garage. Back door from the dining room leads you to a large 9' x 13' deck. A paved back alley and a large low maintenance concrete backyard is perfect for a trailer storage. Upstairs you will find the primary suite with a 4 piece ensuite and a walk-in closet. There are two other generous sized bedrooms and a full bathroom to accommodate a growing family. The undeveloped basement waiting for your creative mind. The updated list includes a new garage door opener (2023), shingles on roof and siding (2021), new furnace (October 2023), hot water tank (2018) and back storm door (2021). Martindale is a sought after established community, with close proximity to parks, playgrounds, all levels of public schools & separate schools, 0.4 km to public



transportations, 1.6 km to C Train Station,
within 2 km to shopping areas and restaurants,
it is easy access to the rest of the city via
major arterials. Come to find out for yourself!

Built in 2003

Essential Information

MLS® #	A2133361
Price	\$580,000
Sold Price	\$615,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,404
Acres	0.08
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	31 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, Front Drive, Garage Door Opener, Garage Faces Front, Insulated

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows
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Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Landscaped, Street Lighting, Paved, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 17th, 2024
Date Sold	May 21st, 2024
Days on Market	3
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	Grand Realty
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