

\$750,000 - 74 Marthaâ€™s Place Ne, Calgary

MLS® #A2146672

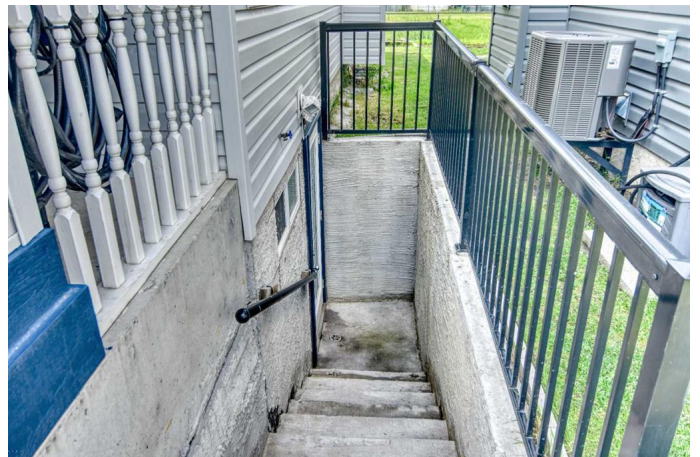
\$750,000

5 Bedroom, 4.00 Bathroom, 2,051 sqft

Residential on 0.09 Acres

Martindale, Calgary, Alberta

OPEN HOUSE SATURDAY AUGUST 3rd.
1-4PM. QUIET CUL-DE-SAC | LARGE
BACKYARD BACKS ONTO THE WALKWAY|
FULLY DEVELOPED TWO STORY HOME |
BASEMENT SUITE (illegal)| TOTAL OF 5
BEDROOMS | LAMINATED FLOORS | GAS
FIREPLACE | CENTRAL AIR CONDITIONING
| WITHIN WALKING DISTANCE TO
SCHOOLS | PARKS, AMENITIES AND
C-TRAIN STATION!! Welcome to this lovely
home on a quiet cul-de-sac, within the walking
distance to all levels of schools and C-train
station. This fully developed home allows
ample room for your family to grow. Lots of
natural light through large windows into the
living room creating a wonderful space for
entertaining or unwinding in front of the gas
fireplace. Main floor also offers flex room/ 2nd
living area by the front entrance which can
accommodate extra space for guests. A
functional kitchen with stainless steel
appliances, walk through pantry and quartz
countertops for prepping meals and hosting.
Dining room overlooking west-facing backyard
encourages an easy outdoor lifestyle for
Barbecues, unwinding or soaking up in the sun
on the massive deck in the backyard. Upstairs
offers large sized Master Bedroom with
ensuite and walk in closet. Two more fairly
sized bedrooms and full bathroom. A huge
bonus room for kidâ€™s play area or
entertainment. Basement suite(illegal) with
separate entrance has two bedrooms and
kitchen and living area. Home has Permanent



Christmas LED lights. A double attached garage and driveway ensure plenty of parking. Close to Manmeet Singh Bhullar School. Also within walking distance to Crossing Park School, transit, park and just a 5 minute drive to the high school and Genesis Centre. A must see!!

Built in 2002

Essential Information

MLS® #	A2146672
Price	\$750,000
Sold Price	\$725,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,051
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	74 Marthaâ€™s Place Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4P5

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, No Smoking Home, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Other, Storage
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Greenbelt, Landscaped, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 5th, 2024
Date Sold	September 6th, 2024
Days on Market	63
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	URBAN-REALTY.ca
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