

\$585,000 - 46 Martha's Meadow Drive Ne, Calgary

MLS® #A2155096

\$585,000

4 Bedroom, 3.00 Bathroom, 983 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

Located in the heart of the vibrant Martindale community, this stunning bi-level home offers the perfect blend of style, convenience, and opportunity. Just moments away from the Saddletowne CTrain station, Manmeet Singh Bhullar School, and the newly opened Green Dome School, this location puts everything you need at your fingertips. As you step inside, you're greeted by a sun-drenched living room, where large windows invite natural light to dance across the space. The kitchen, with its modern finishes and cozy dining area, seamlessly connects to an east-facing backyard through a charming patio door. Imagine sipping your morning coffee or hosting summer barbecues in this serene outdoor retreat. The main level is also home to a spacious primary bedroom, a true sanctuary with its luxurious 4-piece ensuite. An additional bedroom and a stylish 3-piece bathroom provide comfort and privacy for family or guests. But the real gem of this home lies below: a city-approved legal secondary suite that's both versatile and invaluable. Whether you're looking for a mortgage helper, a space for extended family, or a potential rental income stream, this suite delivers. It features two generous bedrooms, a full bathroom, a cozy living area, and a fully equipped kitchen—offering endless possibilities. This property isn't just a house; it's a lifestyle. With its perfect blend of comfort, convenience, and investment potential, this home is a rare find. Don't



miss your chance to own a piece of
Martindale’s best-kept secret. Your dream
home awaits!

Built in 2001

Essential Information

MLS® #	A2155096
Price	\$585,000
Sold Price	\$565,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	983
Acres	0.08
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	46 Martha's Meadow Drive Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J4N6

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Back Lane, Rectangular Lot
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed August 3rd, 2024
Date Sold August 23rd, 2024
Days on Market 20
Zoning R-C1N
HOA Fees 0.00

Listing Details

Listing Office PREP Realty

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