

\$619,000 - 39 Martha's Meadow Close Ne, Calgary

MLS® #A2229889

\$619,000

5 Bedroom, 3.00 Bathroom, 1,368 sqft
Residential on 0.08 Acres

Martindale, Calgary, Alberta

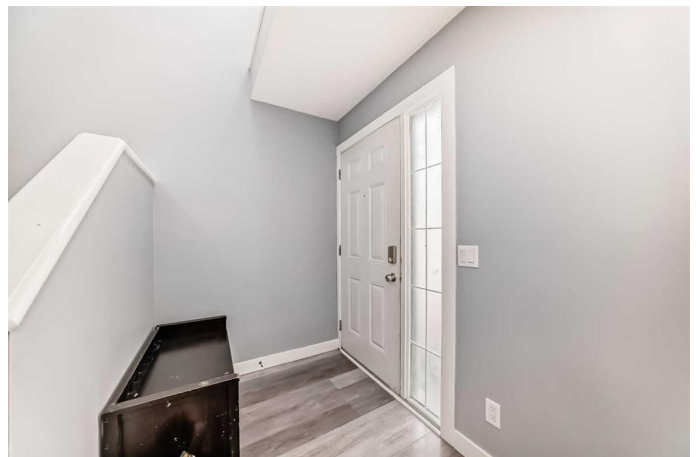
Modern Living, Prime Corner Lot, Limitless Potential â€” Your Dream Home & Smart Investment Awaits!

Discover the perfect blend of style, space, and location with this stunning corner-lot home designed for todayâ€™s modern lifestyle â€” and great potential for future land appreciation. From the moment you arrive, be impressed by striking curb appeal and the confidence of a brand-new Owens Corningâ„¢ rubber roof backed by the Platinum Protection Warranty, including comprehensive material coverage and a Lifetime Workmanship Guarantee.

This home is a rare find for car lovers, hobbyists, large families, and entertainers â€” with parking for over 10 vehicles, youâ€™ll never worry about space for guests or projects.

Step inside to a bright, open interior flooded with natural light and anchored by a spectacular artistic modern chandelier above the stairs â€” a stylish centerpiece that elevates the space. The open-concept floor plan flows seamlessly into a chef-inspired kitchen, boasting a luxurious quartz waterfall countertop that doubles as a sleek bar â€” perfect for casual meals, entertaining friends, or relaxing with a morning coffee.

Upstairs, the second floor features a modern, newer 5-piece bathroom surrounded by three



spacious bedrooms, each with large windows that fill the rooms with natural light and offer tranquil, unobstructed views.

Unlock incredible versatility with a separate entrance to a fully finished (illegal) basement suite, offering outstanding rental income potential, multi-generational living options, or a private office â€” with future legalization possible pending City approval. The large main-floor family room, currently used as an extra bedroom with its own private entrance, adapts easily to your changing needs.

Enjoy your own private backyard oasis, featuring a year-round hot tub and a customizable deck â€” ideal for flower beds, container gardens, or a peaceful outdoor retreat.

Embrace the unbeatable convenience of being minutes away from the Genesis Centre, Manmeet Singh Bhullar School, playgrounds, Martindale Off-Leash Park, and over 20 vibrant dining choices. In addition, the nearby Martindale LRT station makes commuting effortless while you enjoy your tranquil sanctuary.

Whether youâ€™re looking for a move-in-ready family home, a flexible income property, or a high-potential investment, this home delivers unmatched value and endless possibilities.

Opportunities like this donâ€™t come often. Act now â€” schedule your private tour today and secure this opportunity to claim it yours!

Built in 2003

Essential Information

MLS® #

A2229889

| | |
|----------------|-------------|
| Price | \$619,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,368 |
| Acres | 0.08 |
| Year Built | 2003 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------------|
| Address | 39 Martha's Meadow Close Ne |
| Subdivision | Martindale |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3J 4N7 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Concrete Driveway, Covered, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Insulated, Off Street, On Street, See Remarks, Outside |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Bar, Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar |
| Appliances | Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|---|
| Exterior Features | Barbecue, Garden, Private Entrance, Private Yard, Outdoor Grill |
|-------------------|---|

| | |
|-----------------|---|
| Lot Description | Back Lane, Back Yard, Corner Lot, Irregular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

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|----------------|-----------------|
| Date Listed | June 14th, 2025 |
| Days on Market | 56 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | RE/MAX Complete Realty |
|----------------|------------------------|

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