

# \$414,888 - 200, 7707 Martha's Haven Park Ne, Calgary

MLS® #A2237173

**\$414,888**

3 Bedroom, 2.00 Bathroom, 1,307 sqft  
Residential on 0.00 Acres

Martindale, Calgary, Alberta

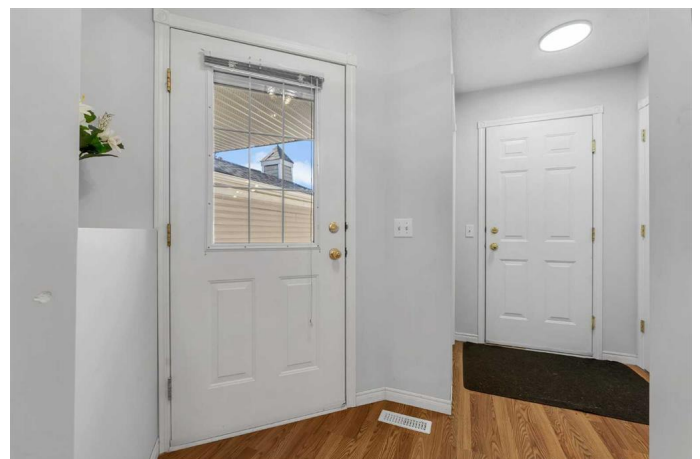
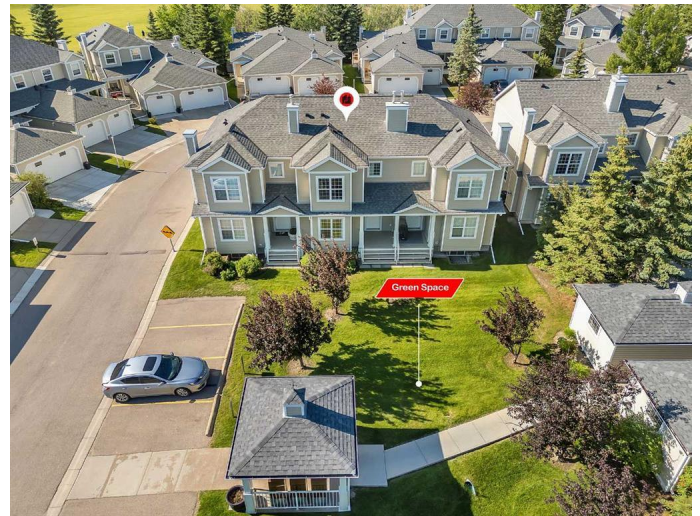
| SOUTH FACING UNIT | BACKING ONTO  
GREEN SPACE | CONVENIENT LOCATION |  
3 BEDROOM + 2 BATH | ATTACHED  
GARAGE | IN-UNIT LAUNDRY |  
RENOVATED |

Welcome to this well-maintained 3-bedroom townhouse with an attached garage, ideally located in the established and amenity-rich community of Martindale. Tucked away on a quiet street and facing lush green space, this home offers privacy, convenience, and comfort—all in one.

Step onto the charming front porch and into a spacious, light-filled living room that flows effortlessly into the heart of the home—the kitchen. Designed for both function and style, the kitchen features stainless steel appliances, ample cabinetry, quartz countertops, and a large center island—perfect for entertaining or enjoying casual meals. The adjoining dining area is enhanced by a modern light fixture, creating a cozy yet elegant space to gather with family and friends.

A convenient 2-piece bathroom, a mudroom with direct access to the attached garage, and additional closet space round out the main level.

Upstairs, you'll find three well-proportioned bedrooms including a spacious primary suite complete with a large walk-in closet. A 4-piece



bathroom serves this level, and the added bonus of upper-level laundry makes everyday living a breeze.

The basement is a blank canvas—generously sized and ready for your future development, whether it’s a home gym, rec room, or additional living space.

Outside, enjoy the serene green space view right at your doorstep. This unbeatable location is just minutes from schools, parks, shopping plazas, and public transportation. You’re also a short drive to Calgary International Airport, the LRT, and major routes like Metis Trail—making your commute or weekend travel incredibly convenient.

Whether you're a first-time homebuyer, downsizer, or investor, this thoughtfully designed home is one you won’t want to miss!

Built in 1999

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2237173      |
| Price          | \$414,888     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,307         |
| Acres          | 0.00          |
| Year Built     | 1999          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 200, 7707 Martha's Haven Park Ne |
| Subdivision | Martindale                       |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3J 3Z7                          |

### Amenities

|                |                                                                                                                                           |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Snow Removal, Visitor Parking                                                                                                             |
| Parking Spaces | 2                                                                                                                                         |
| Parking        | Additional Parking, Covered, Driveway, Garage Door Opener, Off Street, Owned, Secured, Single Garage Attached, Garage Faces Rear, Outside |
| # of Garages   | 1                                                                                                                                         |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked      |
| Heating           | Forced Air                                                                                 |
| Cooling           | None                                                                                       |
| # of Stories      | 2                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Unfinished                                                                           |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                                         |
| Lot Description   | City Lot, Few Trees, Interior Lot, Low Maintenance Landscape, Other, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                      |
| Construction      | Vinyl Siding, Wood Frame                                                             |
| Foundation        | Poured Concrete                                                                      |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 116            |
| Zoning         | M-C1 d44       |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.