

**136, 7707 Martha's Haven Park NE
Calgary, Alberta**

MLS # A2221522



\$429,999

Division:	Martindale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,318 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.00 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 402
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: NA

Welcome to this beautifully renovated 2-storey corner lot townhouse in the heart of Martha's Haven—a quiet, well-maintained complex within the vibrant northeast community of Martindale. Thoughtfully updated from top to bottom, this home offers a blend of modern finishes, a practical layout, and exceptional value for first-time buyers, small families, or investors alike. Step into style and flexibility in this move-in-ready home featuring a bright, open-concept main floor with large windows, neutral paint tones, and durable flooring that flows throughout the main living space. The kitchen offers gorgeous granite counter space and a functional layout, opening into a spacious dining and living area that's ideal for entertaining or everyday living. A convenient 2-piece bathroom, main floor laundry and access to the attached single-car garage complete the main floor. Upstairs, you'll find two generously sized bedrooms both featuring walk-in closets. The spacious primary bedroom can easily fit a king-sized bed with room to spare. The full 4-piece bathroom features contemporary updates and a lovely soaker tub. The fully developed basement offers incredible multigenerational living potential, complete with a comfortable living area, sleeping space, kitchenette, separate laundry and a full bathroom—ideal for extended family, guests, or a private home office setup. This unit is move-in ready and available for quick possession, with ample visitor parking throughout the complex for added convenience. Located in a quiet, family-friendly setting, you're just minutes from schools, parks, the Genesis Centre, public transit including the LRT, and major routes like Stoney Trail and McKnight Boulevard. This is a rare opportunity to own a renovated, flexible living space in one of Calgary's most connected

communities.