

175, 7707 Martha's Haven Park NE  
Calgary, Alberta

MLS # A2265484



# \$399,900

|           |                        |        |                   |
|-----------|------------------------|--------|-------------------|
| Division: | Martindale             |        |                   |
| Type:     | Residential/Four Plex  |        |                   |
| Style:    | 2 Storey               |        |                   |
| Size:     | 1,353 sq.ft.           | Age:   | 1999 (26 yrs old) |
| Beds:     | 2                      | Baths: | 3 full / 1 half   |
| Garage:   | Single Garage Attached |        |                   |
| Lot Size: | 0.03 Acre              |        |                   |
| Lot Feat: | Back Yard              |        |                   |

|             |                                                 |            |          |
|-------------|-------------------------------------------------|------------|----------|
| Heating:    | Forced Air                                      | Water:     | -        |
| Floors:     | Carpet, Linoleum                                | Sewer:     | -        |
| Roof:       | Asphalt Shingle                                 | Condo Fee: | \$ 381   |
| Basement:   | Finished, Full                                  | LLD:       | -        |
| Exterior:   | Vinyl Siding, Wood Frame                        | Zoning:    | M-C1 d44 |
| Foundation: | Poured Concrete                                 | Utilities: | -        |
| Features:   | No Animal Home, No Smoking Home, Open Floorplan |            |          |

Inclusions: n/a

Welcome to The Vineyards in Martha's, Martindale! This well-maintained 2-storey row townhouse is perfect for a small family or a great investment opportunity. Ideally located close to schools, transit, shopping, and several parks including an off-leash park, this home offers both comfort and convenience. The open-concept main floor features a spacious living room and a functional kitchen with plenty of counter space. Upstairs, you'll find two large bedrooms, each with its own ensuite bathroom and walk-in closet. The fully developed basement includes a rec room and a full washroom, providing extra living space. Enjoy modern touches like all LED lighting, a smart thermostat, and an attached single-car garage — perfect for those cold winter days. Don't wait too long — this home has everything you're looking for, so book your showing today!