

# \$525,000 - 59 Martha's Meadow Drive Ne, Calgary

MLS® #A2225644

**\$525,000**

4 Bedroom, 2.00 Bathroom, 948 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

Charming bi-level home with SEPARATELY ENTRANCED, DEVELOPED and SUITED (illegal), WALK-UP basement. Pride of ownership is evident throughout this loving 4bdr, 2bth family home, for sale by the original owner. Great opportunity to make use of the developed walk-up basement with kitchen, for multi-generational families. (There are separate laundry facilities in primary bedroom and also basement mechanical room). Fantastic deck/balcony off the kitchen in your west facing backyard, so you can enjoy those long, warm summer evenings. HUGE 22X24 GARAGE. BRAND NEW ROOF AND SIDING. NEW FURNACE. BRAND NEW BASEMENT CARPETS. 2nd Bedroom on mainfloor could be split to form a 3rd bedroom or an office/laundry room. This is a great opportunity at a great price, for a young family, a multi-generational family, or someone looking for a home that has the potential for a rental suite (consultation with the City and some modifications likely to be required).

Built in 2001

## Essential Information

MLS® #	A2225644
Price	\$525,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	948
Acres	0.08
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	59 Martha's Meadow Drive Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4N6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Electric Oven, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Up To Grade

### Exterior

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

### Additional Information

Date Listed	May 28th, 2025
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Days on Market	8
Zoning	R-CG

## **Listing Details**

Listing Office	Real Estate Professionals Inc.
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