

# \$435,000 - 136, 7707 Martha's Haven Park Ne, Calgary

MLS® #A2221522

**\$435,000**

3 Bedroom, 3.00 Bathroom, 1,318 sqft  
Residential on 0.00 Acres

Martindale, Calgary, Alberta

\*\*\* Open House March 17 & March 18, 12:00PM - 5:00PM \*\*\* 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, with a thoughtfully finished in-law (illegal) suite



complete with a comfortable living area, sleeping space, kitchenette, separate laundry and a full bathroomâ€”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, youâ€™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 Calgaryâ€™s most connected communities.

Built in 1999

**Essential Information**

MLS® #	A2221522
Price	\$435,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,318
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	136, 7707 Martha's Haven Park Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3J 3Z6

## Amenities

Amenities Visitor Parking  
Parking Spaces 2  
Parking Single Garage Attached  
# of Garages 1

## Interior

Interior Features Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Washer/Dryer Stacked, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full, Suite

## Exterior

Exterior Features Other  
Lot Description Back Lane, Corner Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed May 15th, 2025  
Days on Market 2  
Zoning M-C1

## Listing Details

Listing Office eXp Realty

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