\$414,800 - 200, 7707 Martha's Haven Park Ne, Calgary

MLS® #A2237173

\$414,800

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 homeâ€"the kitchen. Designed for both function and style, the kitchen features stainless steel appliances, ample cabinetry, quartz countertops, and a large center islandâ€"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'II 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 canvasâ€"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 Trailâ€"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 \$414,800

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

Amenities

Postal Code

Amenities Snow Removal, Visitor Parking

T3J 3Z7

Parking Spaces 2

Parking Additional Parking, Covered, Garage Door Opener, Off Street, Owned,

Secured, Driveway, Garage Faces Rear, Outside, Single Garage

Attached

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

Exterior

Exterior Features BBQ gas line

Lot Description City Lot, Interior Lot, Low Maintenance Landscape, Rectangular Lot,

Few Trees, Other

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 4th, 2025

Days on Market 121

Zoning M-C1 d44

Listing Details

Listing Office Real Broker

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