

# \$498,000 - 42 Martha's Haven Manor Ne, Calgary

MLS® #A2254799

**\$498,000**

3 Bedroom, 2.00 Bathroom, 1,237 sqft

Residential on 0.06 Acres

Martindale, Calgary, Alberta

Welcome to your dream home in the heart of Martha's Haven! This stunning 3-bedroom gem offers the perfect blend of comfort and style, featuring a spacious living room and a bright, modern kitchen with stainless steel appliances. A generous breakfast nook ideal for both entertaining and everyday living. Bathed in natural sunlight, the home exudes warmth and charm throughout. Upstairs, the airy primary bedroom and two additional well-sized bedrooms provide ample space and privacy for the whole family. The fully finished basement, complete with a cozy family room and versatile flex space with custom-built cabinetry, is perfect for hobbies, relaxation, or entertainment. Step outside to a beautifully maintained, sun-soaked backyard with a spacious deck, perfect for summer barbecues or quiet evenings under the stars. With a new roof installed in 2021, this home offers peace of mind and lasting durability. Conveniently located near Metis Trail, within walking distance to the L.R.T. station, and close to parks, schools, shopping, and amenities, this property places everything you need at your fingertips. Extremely well maintained house. Don't miss the chance to make this charming Martha's Haven retreat your forever home!

Built in 2000

## Essential Information



MLS® #	A2254799
Price	\$498,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,237
Acres	0.06
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	42 Martha's Haven Manor Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3X8

### **Amenities**

Parking	Off Street
---------	------------

### **Interior**

Interior Features	Ceiling Fan(s), Granite Counters, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard, Dock
Lot Description	Back Lane, Back Yard, Garden, Private, See Remarks
Roof	Asphalt
Construction	Concrete

Foundation                Poured Concrete

**Additional Information**

Date Listed                September 10th, 2025  
Days on Market        1  
Zoning                      R-CG

**Listing Details**

Listing Office            PREP Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.