

# \$669,900 - 50 Martha's Close Ne, Calgary

MLS® #A2209824

## \$669,900

4 Bedroom, 4.00 Bathroom, 1,729 sqft

Residential on 0.09 Acres

Martindale, Calgary, Alberta

Discover this beautiful property in Martindale! This very well maintained home features not only an attached double garage in the front but also a rare, detached double garage in the back- ideal for trade workers needing extra space, car enthusiasts, or those looking for additional rental income potential. There is also an illegal basement suite currently rented out for \$1,200/month, offering immediate cash flow. Families will appreciate the proximity to elementary, middle and high schools, making the morning school run a breeze. You'll also love the convenience of being steps away from the park, multiple bus stops, and the train station. Plus, the friendly neighbourhood is a bonus! Do not miss this opportunity to own a versatile property with so much to offer!

Built in 2002

## Essential Information

MLS® #	A2209824
Price	\$669,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,729
Acres	0.09
Year Built	2002
Type	Residential



Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	50 Martha's Close Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4J8

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Double Garage Detached
# of Garages	4

### Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator
Heating	Forced Air
Cooling	Sep. HVAC Units
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Garden, Playground, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Manufactured Floor Joist
Foundation	Poured Concrete

### Additional Information

Date Listed	April 11th, 2025
Days on Market	66

Zoning

R-CG

## **Listing Details**

Listing Office

Royal LePage METRO

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