

\$779,900 - 40 Martha's Meadow Place Ne, Calgary

MLS® #A2268242

\$779,900

6 Bedroom, 3.00 Bathroom, 2,335 sqft
Residential on 0.12 Acres

Martindale, Calgary, Alberta

Welcome to 40 Martha's Meadow Place NE — a beautifully updated and spacious 2-storey home tucked away on a quiet cul-de-sac in the heart of Martindale.

This impressive property offers 2,335 sq.ft. RMS above grade plus a 924 sq.ft. finished basement, for a total of 3,259 sq.ft. of developed living space. Situated on a 49.70 ft — 108.23 ft lot, this home showcases pride of ownership, thoughtful upgrades, and numerous recent renovations throughout. The home has also been fully repaired from recent hail damage, ensuring peace of mind for the next homeowner.

The main floor features a bright, open-concept layout with a welcoming living area, formal dining space, and a modern kitchen complete with a water filtration system at the main sink. Upstairs includes a spacious primary bedroom with ensuite, two additional bedrooms, a full bathroom, and a large bonus room ideal for family gatherings or a home office.

The basement includes a separate side entrance and rough-ins for an illegal suite, offering flexibility for future development (subject to city approval).

Outside, the property features an extended concrete driveway (within legal limits), concrete patio in the backyard, and garden space on both sides. The back lane is paved,



and thereâ€™s a storage shed for extra convenience. The heated double attached garage includes an electric heater, perfect for Calgary winters.

Located close to schools, parks, shopping, and transit, this home is ideal for families seeking space, comfort, and a move-in-ready property in a desirable neighbourhood. A beautifully renovated and well-maintained home in one of NE Calgaryâ€™s most sought-after communities. Contact us today to schedule your private showing!

Built in 2000

Essential Information

MLS® #	A2268242
Price	\$779,900
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,335
Acres	0.12
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	40 Martha's Meadow Place Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 4H6

Amenities

Parking Spaces	5
Parking	Alley Access, Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage
# of Garages	2

Interior

Interior Features	Built-in Features, Central Vacuum, Double Vanity, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wired for Data
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	7
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.