

# \$439,900 - 109, 7707 Martha's Haven Park Ne, Calgary

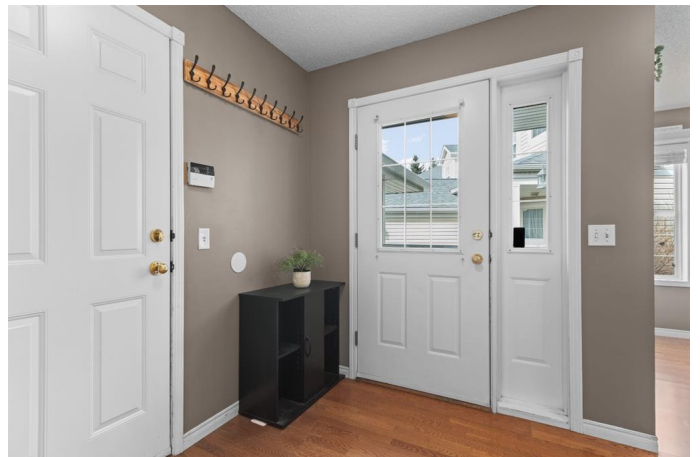
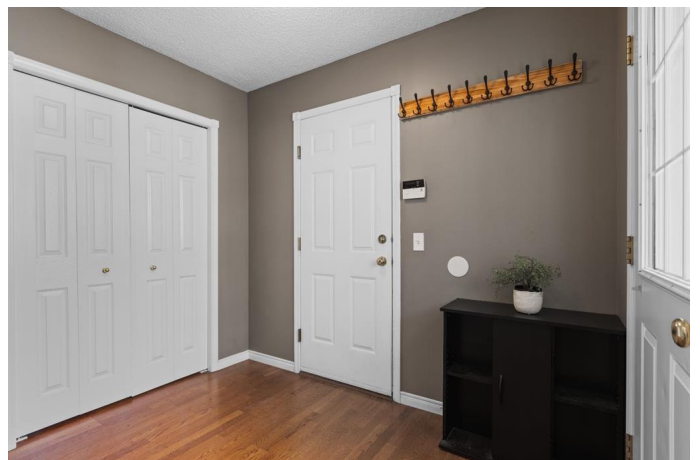
MLS® #A2205908

**\$439,900**

3 Bedroom, 3.00 Bathroom, 1,443 sqft  
Residential on 0.05 Acres

Martindale, Calgary, Alberta

START THE CAR! This is the one you've been waiting for... Unbeatable price for this **SPACIOUS END UNIT** with a **DOUBLE CAR GARAGE!** This is the largest floor-plan in the complex! Plenty of room here for your whole family, with 3 bedrooms, 2.5 bathrooms and over 2150 SQ FT OF DEVELOPED LIVING SPACE. You will be immediately impressed by how bright and meticulously maintained this home is. The main floor has a comfortable and functional layout, with tons of windows and a dazzling, **NATURAL LIGHT.** You will feel right at home, hanging by the **FIREPLACE** or preparing meals in the spacious kitchen. All 3 bedrooms upstairs are generously sized and the primary bedroom features a walk-in closet and 4-pc ensuite. Not many townhomes for this price also come with a **FULLY FINISHED BASEMENT!** Huge rec space for movie and game nights with your friends and family! Remain comfortable all year long, with **TWO GAS FIREPLACES** and **BRAND NEW CENTRAL A/C.** There is parking for 4 vehicles in the insulated, double car garage and on the front driveway. Also conveniently located near visitor parking and street parking. Other bonuses include: **NEWER SHINGLES, NEWER WINDOWS, SMART GARAGE DOOR OPENER, NON ANIMAL & NON SMOKING HOME.** The Vineyards is a quiet and well ran complex, situated right beside the Martindale Off-Leash Dog Park and a K-6 School. Easy access to multiple schools, ample shopping and major roadways. There is



also a new pathway and bike network underway in Martindale! Calgarys Pathway and Bikeway Network Program is a 4,000-km pathway network, that aims to connect Calgarians to all the places where they live, work, learn and play. Sure to benefit your commute around Martindale, as well as your property value! This home offers an exciting opportunity, for a savvy buyer. Book a showing before it's too late! \*Check out the 3D TOUR & OPEN HOUSE ON SATURDAY FROM 12:00-3:00PM\*

Built in 1999

### Essential Information

MLS® #	A2205908
Price	\$439,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,443
Acres	0.05
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	109, 7707 Martha's Haven Park Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3Z6

### Amenities

Amenities	Trash, Visitor Parking
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Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front, Guest, Insulated
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Playground
Lot Description	Landscaped, Level, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	8
Zoning	M-C1

### **Listing Details**

Listing Office	MaxWell Capital Realty
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