

# \$488,000 - 42 Martha's Haven Manor Ne, Calgary

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MLS® #A2254799

**\$488,000**

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          | \$488,000   |
| 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        41  
Zoning                      R-CG

**Listing Details**

Listing Office            PREP Realty

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