

\$839,900 - 23 Martha's Way Ne, Calgary

MLS® #A2238222

\$839,900

7 Bedroom, 4.00 Bathroom, 2,467 sqft

Residential on 0.10 Acres

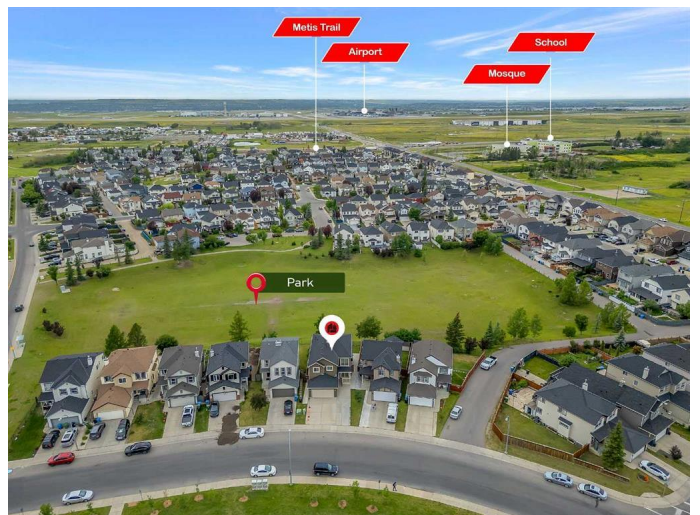
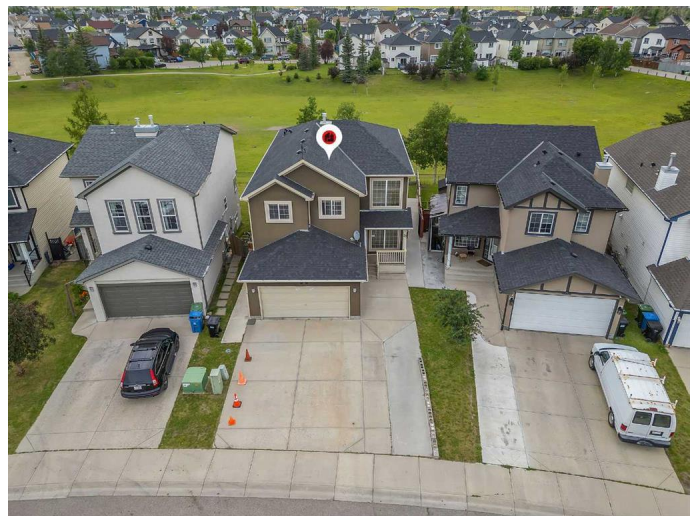
Martindale, Calgary, Alberta

LEGAL BASEMENT SUITE | LIVE UP / RENT DOWN | PERFECT FOR INVESTORS & FIRST-TIME BUYERS | 7 BEDROOMS | 3.5 BATHROOMS | BACKING ONTO GREEN SPACE | ACROSS FROM MANMEET SINGH BHULLAR SCHOOL

Welcome to this stunning, move-in-ready home in the vibrant and family-friendly community of Martindale! Offering 3530+ SQFT of total living space, this impressive property is ideal for both large families and savvy investors alike. With 7 spacious bedrooms, 3.5 bathrooms, and a fully legal basement suite with a private entrance, this home delivers unmatched flexibility and rental potential.

Perfectly situated across from Manmeet Singh Bhullar School and backing onto a peaceful green space, youâ€™ll enjoy both convenience and privacy. Located near major roads, transit, shopping, and other key amenities, this home is an unbeatable blend of location and lifestyle.

Step inside and youâ€™re greeted with soaring ceilings and an open-to-above living room filled with natural light, creating an airy, welcoming atmosphere. The traditional-style kitchen includes a breakfast bar and flows seamlessly into the open dining and family areasâ€”ideal for everyday living or entertaining guests. A warm, neutral palette



runs throughout, complimented by elegant finishes and meticulous upkeep.

The main floor includes convenient laundry and a stylish 2-piece bathroom. Upstairs, the large primary bedroom retreat welcomes you with French doors, a luxurious 5-piece ensuite with double vanity, and expansive his-and-hers walk-in closets. You'll also find four additional bedrooms, each with generous closet space, plus another full 4-piece bathroom and a walk-in linen/storage closet for added convenience.

The legal basement suite was recently completed and offers everything a tenant or extended family could need—a separate entrance, modern kitchen, large rec room, 2 bedrooms, a 4-piece bath, in-suite laundry, and ample storage. This makes for a fantastic mortgage helper or investment unit.

Exterior upgrades include a full stucco finish, newer roofing, dual furnaces, a recently upgraded hot water tank, and extensive concrete work. There's even a third parking pad, private side entrance to the basement, and a paved backyard patio—perfect for summer BBQs or relaxing outdoors.

With a strong rental market and a layout designed for multi-generational living or income generation, this property is a rare opportunity. The location, modern upgrades, and spacious layout make it a must-see in Martindale!

Built in 2002

Essential Information

MLS® #	A2238222
Price	\$839,900

Bedrooms	7
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,467
Acres	0.10
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	23 Martha's Way Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J4Z1

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, No Animal Home, No Smoking Home, Soaking Tub
Appliances	Dishwasher, Microwave, Range, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Other, Private Entrance, Private Yard
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Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 9th, 2025
Days on Market	47
Zoning	RC-G

Listing Details

Listing Office	Real Broker
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