\$564,900 - 30 Martha's Haven Manor Ne, Calgary

MLS® #A2253352

\$564,900

3 Bedroom, 3.00 Bathroom, 1,381 sqft Residential on 0.07 Acres

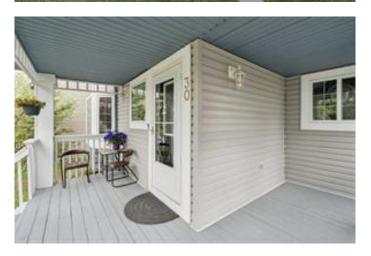
Martindale, Calgary, Alberta

OPEN HOUSES this Friday, Sept 12, 5:00-7:00pm and Saturday, Sept 13, 2:00-4:00pm. Welcome to the perfect family home in Martindale! This charming 2-storey, 1,380 sq ft single-family home has been lovingly cared for by the same family for over 20 years and is ready for its next chapter. With 3 spacious bedrooms, 3 bathrooms, and thoughtful updates throughout, it offers the space and comfort growing families are looking for.

Step onto the welcoming front porch to start your mornings, or gather for family BBQs on the large back deck that overlooks a park and greenspaceâ€"perfect for playtime right out your back door. Inside, the main floor features a bright, open living room with a cozy fireplace, ideal for family movie nights. The large kitchen offers refreshed cabinets, stainless steel appliances, and a peninsula for extra prep space, while the dining area easily accommodates family meals. A convenient powder room with a brand-new quartz countertop and main floor laundry make busy days easier. Upstairs, the private primary suite includes a walk-in closet and a 4-piece ensuite with a spacious vanityâ€"your own retreat after the kids are tucked in. Two additional bedrooms (one with a large walk-in closet) and a refreshed 4-piece bath with new tile surround provide comfortable spaces for kids of any age. The unfinished basement with bathroom rough-in offers plenty of potential for a playroom, teen hangout, or extra bedroom as







your family grows. Recent updates include fresh paint, new flooring (upper level 2023, main floor, March 2025), new light fixtures, updated cabinet hardware, and a brand-new roof on the home, shed, and garage (Oct 2024) along with new eavestroughs (March 2025). The oversized single detached garage includes 220v wiring, insulated walls, and extra attic storageâ€"ideal for sports gear, bikes, and tools. Best of all, the home backs directly onto a park and green space with pathways, giving kids room to play while you enjoy peace of mind. The partially fenced yard and garden shed add to the functionality. Martindale is a vibrant, family-friendly community with multiple schools nearby (Public, Catholic, and Francophone), playgrounds, the Genesis Centre, Dashmesh Centre, public library, and shopping all close by. Commuting is a breeze with the C-train station just a few blocks away and quick access to Metis Trail. This home truly combines comfort, convenience, and community for the whole family. Don't miss your chanceâ€"book a showing today!

Built in 1999

Essential Information

MLS® # A2253352 Price \$564,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,381 Acres 0.07

Acres 0.07

Year Built 1999

Type Residential

Sub-Type Detached

Active

Style 2 Storey

Status

Community Information

Address 30 Martha's Haven Manor Ne

Subdivision Martindale

City Calgary
County Calgary
Province Alberta
Postal Code T3J 3X8

Amenities

Parking Spaces 1

Parking Garage Door Opener, Insulated, 220 Volt Wiring, Alley Access, Single

Garage Detached

of Garages 1

Interior

Interior Features Laminate Counters, No Animal Home, No Smoking Home, Open

Floorplan, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

Washer

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Tile

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Lighting, Playground, Private Yard

Lot Description Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard,

Landscaped, Street Lighting, Treed, No Neighbours Behind

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 4th, 2025

Days on Market 6

Zoning R-CG

Listing Details

Listing Office CIR Realty

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