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136, 7707 Martha's Haven Park NE  
Calgary, Alberta

MLS # A2221522



**\$435,000**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,318 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 402

**Basement:** Finished, Full, Suite

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** M-C1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)

**Inclusions:** NA

\*\*\* Open House March 17 & March 18, 12:00PM - 5:00PM \*\*\* Welcome to this beautifully renovated 2-storey corner lot townhouse in the heart of Martha's Haven—a quiet, well-maintained complex within the vibrant northeast community of Martindale. Thoughtfully updated from top to bottom, this home offers a blend of modern finishes, a practical layout, and exceptional value for first-time buyers, small families, or investors alike. Step into style and flexibility in this move-in-ready home featuring a bright, open-concept main floor with large windows, neutral paint tones, and durable flooring that flows throughout the main living space. The kitchen offers gorgeous granite counter space and a functional layout, opening into a spacious dining and living area that's ideal for entertaining or everyday living. A convenient 2-piece bathroom, main floor laundry and access to the attached single-car garage complete the main floor. Upstairs, you'll find two generously sized bedrooms both featuring walk-in closets. The spacious primary bedroom can easily fit a king-sized bed with room to spare. The full 4-piece bathroom features contemporary updates and a lovely soaker tub. The fully developed basement offers incredible multigenerational living potential, with a thoughtfully finished in-law (illegal) suite complete with a comfortable living area, sleeping space, kitchenette, separate laundry and a full bathroom—ideal for extended family, guests, or a private home office setup. This unit is move-in ready and available for quick possession, with ample visitor parking throughout the complex for added convenience. Located in a quiet, family-friendly setting, you're just minutes from schools, parks, the Genesis Centre, public transit including the LRT, and major routes like Stoney Trail and McKnight Boulevard. This is a rare

opportunity to own a renovated, flexible living space in one of Calgary’s most connected communities.