

# \$565,000 - 58 Martha's Haven Way Ne, Calgary

MLS® #A2215090

**\$565,000**

4 Bedroom, 3.00 Bathroom, 1,042 sqft  
Residential on 0.07 Acres

Martindale, Calgary, Alberta

OPEN HOUSE SATURDAY JUNE 21st &  
SUNDAY JUNE 22nd FROM 1PM TO 4PM.  
Beautiful Bi-Level Home in the Heart of  
Martindale – Ideal for Families or Investors.

Welcome to this gorgeous and well-maintained bi-level home nestled in the highly sought-after community of Martindale. This property offers comfort, convenience, and income potential, making it perfect for growing families or savvy investors.

The main level features a welcoming living area with ample natural light, a functional kitchen, and cozy dining space – perfect for family gatherings and entertaining guests.

The upper level includes 2 generous bedrooms and Two full bathroom. The lower level (illegal suite) includes 2 additional bedrooms, a kitchen, living area, and a full bath – ideal as an income-generating rental unit or in-law suite.

Enjoy a fully fenced backyard with concrete and low maintenance synthetic grass you will never have to weed, water, cut or fertilize , perfect for summer barbecues or relaxing evenings. The glass-railed patio adds a modern touch and offers a safe, stylish outdoor space.

Convenient parking at the front and extra storage space with a detached double garage. Walking Distance to Schools: Just a 5-minute walk to Green Dome Islamic School and 7 minutes to Manmeet Bhullar School. Close to parks and playgrounds for outdoor enjoyment.



Only a 6-minute drive to the Genesis Centre and Saddletowne Circle, offering access to shopping, fitness, restaurants, medical services, and more.

Well connected by Calgary Transit making commutes easy and convenient. Bus stop EB 80 NE( bus# 119, 128, 136, 157, 145) is 5 minutes walk

This home combines modern living, excellent location, and investment potential – a rare find in today’s market. Don’t miss the opportunity to own a home that has it all!

Built in 2001

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2215090    |
| Price          | \$565,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,042       |
| Acres          | 0.07        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 58 Martha's Haven Way Ne |
| Subdivision | Martindale               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3J4N5                   |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 1                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Kitchen Island, Separate Entrance           |
| Appliances        | Dishwasher, Electric Range, Microwave, Washer/Dryer Stacked |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Suite, Walk-Up To Grade                     |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard, Storage                  |
| Lot Description   | Back Lane, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 2               |
| Zoning         | R-CG            |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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