



THE
A-TEAM

**RE/MAX
FIRST**

7707 MARTHA'S HAVEN Park #157, Calgary T3J 3Z6

MLS®#: **A2152794**

Area: **Martindale**

Listing Date: **07/26/24**

List Price: **\$429,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1999**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,349**
Low Sqft:
Ttl Sqft: **1,349**

DOM

52
Layout
Beds: **3 (2 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Playground**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer**
Int Feat: **No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`4" x 5`3"
Kitchen	Main	12`4" x 10`4"
4pc Bathroom	Second	8`6" x 7`6"
Bedroom - Primary	Second	19`5" x 14`7"
Bedroom	Basement	11`3" x 10`9"

Room	Level	Dimensions
Dining Room	Main	8`8" x 7`1"
Living Room	Main	20`1" x 19`0"
Bedroom	Second	13`3" x 12`2"
4pc Bathroom	Basement	8`10" x 5`6"
Game Room	Basement	19`1" x 18`6"

Legal/Tax/Financial

Condo Fee:
\$399

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d44

Legal Desc: **0010330**

Remarks

Pub Rmks: **Welcome to this charming two-story townhouse located in the highly sought-after Martindale community. Upon entering, you will be greeted by a welcoming family area featuring a cozy gas fireplace, perfect for relaxing evenings. The main level also boasts a formal dining area, a well-appointed kitchen at the back, and a convenient half washroom. Upstairs, you will find two generously sized bedrooms, each with its own walk-in closet, and a full bathroom. The fully developed basement offers additional living space with a large living area, a newly renovated full bathroom, and an extra bedroom. This home also includes an attached single garage and is a must-see for anyone looking to live in a desirable location.**

Inclusions: **N/A**
Property Listed By: **RE/MAX House of Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123