



THE
A-TEAM

**RE/MAX
FIRST**

52 MARTHA'S MEADOW Place, Calgary T3J4H6

MLS® #: **A2192738**

Area: **Martindale**

Listing Date: **02/08/25**

List Price: **\$650,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2000**

Lot Information

Lot Sz Ar: **4,144 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,525**
Low Sqft:
Ttl Sqft: **1,525**

DOM

14
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Playground,Private Entrance,Private Yard**

Construction: **Concrete,Vinyl Siding**
Flooring: **Carpet,Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Range Hood,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`7" x 14`3"
Dining Room	Main	13`11" x 9`7"
Bedroom - Primary	Second	11`10" x 12`6"
Bedroom	Second	10`8" x 9`6"
4pc Bathroom	Second	10`7" x 5`0"
Game Room	Basement	13`7" x 13`4"
Bedroom	Basement	10`1" x 10`1"

Room	Level	Dimensions
Kitchen	Main	10`10" x 15`4"
2pc Bathroom	Main	4`11" x 6`0"
Bedroom	Second	13`0" x 12`4"
4pc Ensuite bath	Second	9`10" x 5`1"
Furnace/Utility Room	Second	10`2" x 6`10"
Kitchen	Basement	7`6" x 7`2"
4pc Bathroom	Basement	7`6" x 10`6"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

9912500

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY, FEBRUARY 15TH 2:00 PM - 4:00 PM. Don't Miss This Incredible Opportunity! This beautiful home is nestled in a quiet cul-de-sac, offering both privacy and convenience. Located just minutes from parks, a recreational center, shopping, and the airport, with easy access to bus and LRT, this home is perfect for investors or large families. Inside, you'll find a bright and functional open layout. The main floor features a spacious living area, dining space, and a well-appointed kitchen, along with a convenient half bath. Upstairs, there are three generously sized bedrooms, including a master suite with an ensuite, plus an additional full bathroom. The separate entrance basement provides full privacy, offering great potential for additional living space. During summer, there is already a perennial garden at the front that blooms. It has perennial flowers like tulips, peonies (three big), mini roses, and six different varieties of lily flowers. The garden is full of flowers from spring to fall. The back side has a raised garden that can grow all types of vegetables. The backyard is fully fenced and features an oversized deck, perfect for outdoor gatherings. The back alley is fully paved, reducing dust from the roadside and adding to the home's convenience. This home is move-in ready for first-time buyers or a fantastic investment opportunity.**

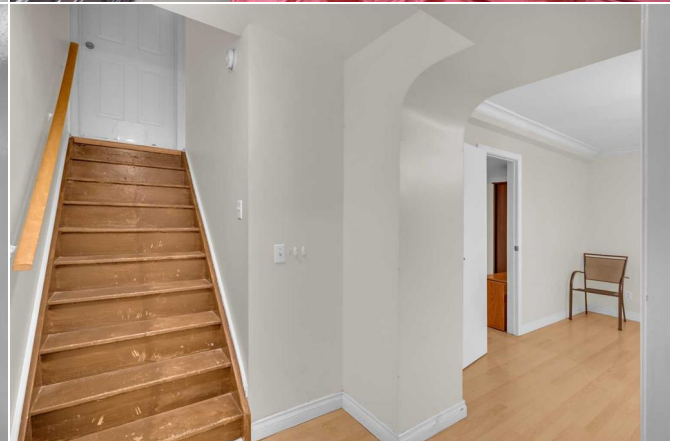
Inclusions: **Electric Stove (Basement), Range Hood (Basement)**
Property Listed By: **CIR Realty**

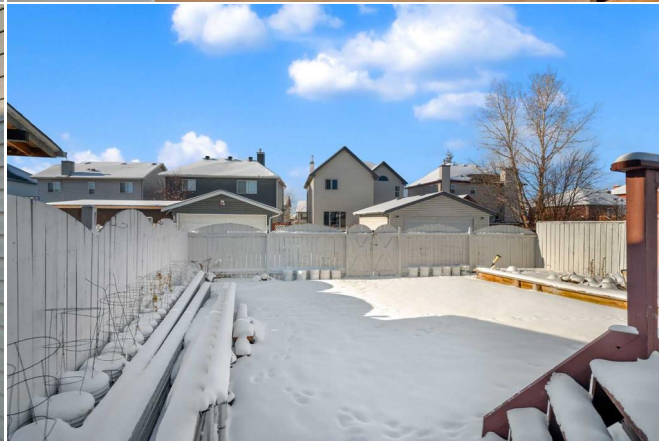
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













52 Martha's Meadow PI NE, Calgary, AB

Main Floor Exterior Area 760.55 sq ft
Interior Area 625.62 sq ft
Excluded Area 287.55 sq ft



0 4 8 ft

PREPARED: 2025/02/08



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

52 Martha's Meadow PI NE, Calgary, AB

Upper Floor Exterior Area 715.04 sq ft
Interior Area 752.73 sq ft



0 3 6 ft

PREPARED: 2025/02/08



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52 Martha's Meadow PI NE, Calgary, AB

Basement (Below Grade) Exterior Area 658.40 sq ft
Interior Area 628.31 sq ft



0 2 4 ft

PREPARED: 2025/02/08



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