



THE
A-TEAM

**RE/MAX
FIRST**

7707 MARTHA'S HAVEN Park #109, Calgary T3J 3Z6

MLS®#: **A2205908**

Area: **Martindale**

Listing Date: **03/26/25**

List Price: **\$439,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,442**
Low Sqft:
Ttl Sqft: **1,442**

DOM

10
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **2,378 sqft**
Lot Shape:

Parking
Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Landscaped,Level,No Neighbours Behind**
Park Feat: **Double Garage Attached,Driveway,Garage Faces Front,Guest,Insulated**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Ceiling Fan(s),Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Second	9`4" x 10`4"	Bedroom	Second	9`4" x 12`5"
Bedroom - Primary	Second	13`8" x 12`10"	4pc Bathroom	Second	7`11" x 4`11"
4pc Ensuite bath	Second	4`11" x 7`10"	2pc Bathroom	Main	7`1" x 5`1"

Legal/Tax/Financial

Condo Fee: **\$445**

Title: **Fee Simple**

Zoning: **M-C1**

Fee Freq:
Monthly

Legal Desc: **0010330**

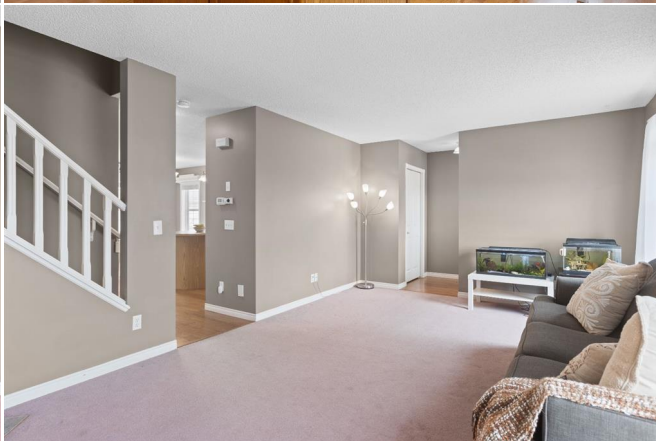
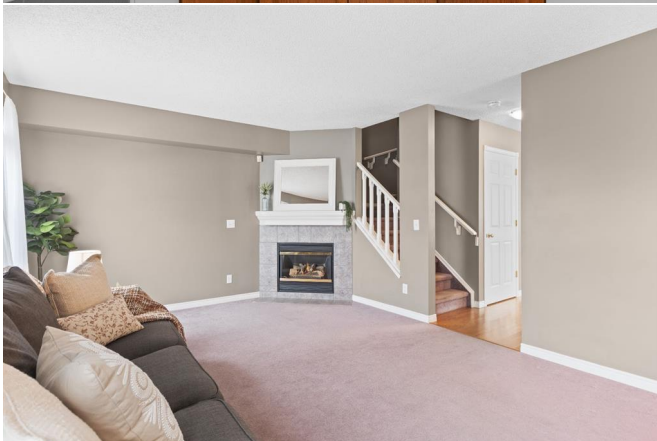
Remarks

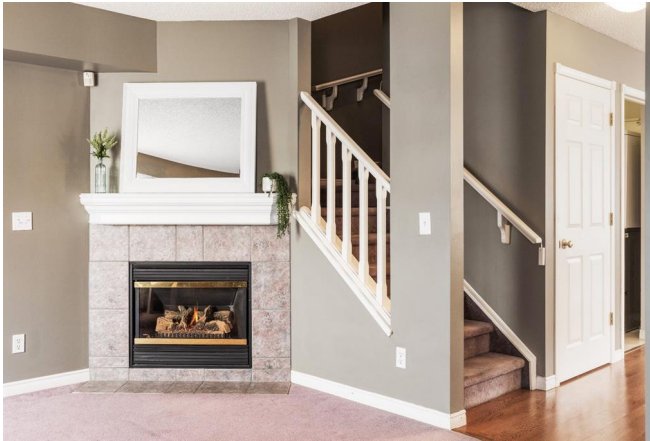
Pub Rmks: **START THE CAR! This is the one you've been waiting for... Unbeatable price for this SPACIOUS END UNIT with a DOUBLE CAR GARAGE! This is the largest floor-plan in the complex! Plenty of room here for your whole family, with 3 bedrooms, 2.5 bathrooms and over 2150 SQ FT OF DEVELOPED LIVING SPACE. You will be immediately impressed by how bright and meticulously maintained this home is. The main floor has a comfortable and functional layout, with tons of windows and a dazzling, NATURAL LIGHT. You will feel right at home, hanging by the FIREPLACE or preparing meals in the spacious kitchen. All 3 bedrooms upstairs are generously sized and the primary bedroom features a walk-in closet and 4-pc ensuite. Not many townhomes for this price also come with a FULLY FINISHED BASEMENT! Huge rec space for movie and game nights with your friends and family! Remain comfortable all year long, with TWO GAS FIREPLACES and BRAND NEW CENTRAL A/C. There is parking for 4 vehicles in the insulated, double car garage and on the front driveway. Also conveniently located near visitor parking and street parking. Other bonuses include: NEWER SHINGLES, NEWER WINDOWS, SMART GARAGE DOOR OPENER, NON ANIMAL & NON SMOKING HOME. The Vineyards is a quiet and well ran complex, situated right beside the Martindale Off-Leash Dog Park and a K-6 School. Easy access to multiple schools, ample shopping and major roadways. There is also a new pathway and bike network underway in Martindale! Calgarys Pathway and Bikeway Network Program is a 4,000-km pathway network, that aims to connect Calgarians to all the places where they live, work, learn and play. Sure to benefit your commute around Martindale, as well as your property value! This home offers an exciting opportunity, for a savvy buyer. Book a showing before it's too late! *Check out the 3D TOUR & OPEN HOUSE ON SATURDAY FROM 12:00-3:00PM***

Inclusions:
Property Listed By: **Shelving unit in garage
MaxWell Capital Realty**

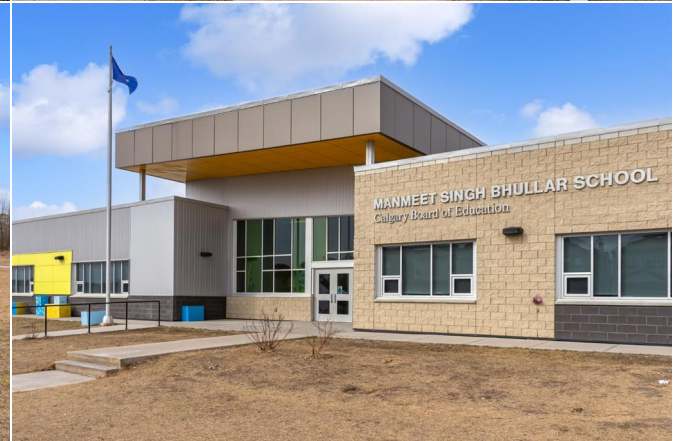
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











109-7707 Marth's Haven Park NE, Calgary, AB

Main Floor Exterior Area 717.27 sq ft
Excluded Area 306.00 sq ft



0 5 10 ft

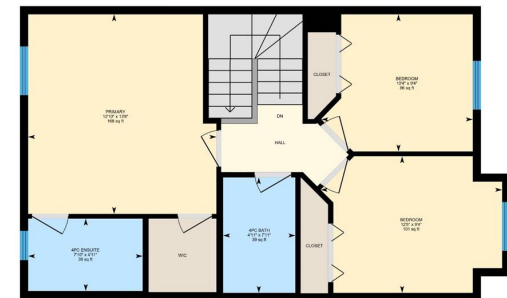
PREPARED: 2025/03/28



White regions are excluded from total floor area in 10/000E floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

109-7707 Marth's Haven Park NE, Calgary, AB

2nd Floor Exterior Area 648.00 sq ft



0 3 6 ft

PREPARED: 2025/03/28



White regions are excluded from total floor area in 10/000E floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

109-7707 Martha's Haven Park NE, Calgary, AB

Basement (Below Grade) Exterior Area 747.05 sq ft



PREPARED 2025/03/28



While regions are excluded from total floor area in GSEDE floor plans, all room dimensions and floor areas must be considered appropriate and are subject to independent verification.