

# \$399,900 - 175, 7707 Martha's Haven Park Ne, Calgary

MLS® #A2265484

**\$399,900**

2 Bedroom, 4.00 Bathroom, 1,353 sqft

Residential on 0.03 Acres

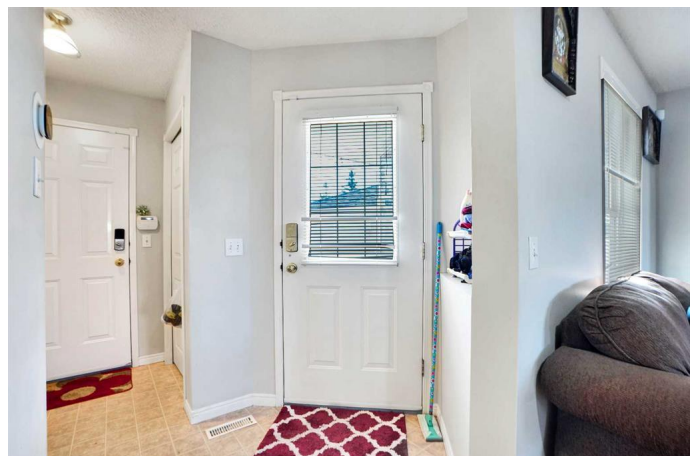
Martindale, Calgary, Alberta

Welcome to The Vineyards in Martha's, Martindale! This well-maintained 2-storey row townhouse is perfect for a small family or a great investment opportunity. Ideally located close to schools, transit, shopping, and several parks including an off-leash park, this home offers both comfort and convenience. The open-concept main floor features a spacious living room and a functional kitchen with plenty of counter space. Upstairs, you'll find two large bedrooms, each with its own ensuite bathroom and walk-in closet. The fully developed basement includes a rec room and a full washroom, providing extra living space. Enjoy modern touches like all LED lighting, a smart thermostat, and an attached single-car garage – perfect for those cold winter days. Don't wait too long – this home has everything you're looking for, so book your showing today!

Built in 1999

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2265484  |
| Price          | \$399,900 |
| Bedrooms       | 2         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,353     |
| Acres          | 0.03      |



|            |               |
|------------|---------------|
| Year Built | 1999          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 175, 7707 Martha's Haven Park Ne |
| Subdivision | Martindale                       |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3J3Z7                           |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | Parking, Trash, Visitor Parking |
| Parking Spaces | 1                               |
| Parking        | Single Garage Attached          |
| # of Garages   | 1                               |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan                               |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer<br>Stacked |
| Heating           | Forced Air                                                                    |
| Cooling           | None                                                                          |
| Has Basement      | Yes                                                                           |
| Basement          | Finished, Full                                                                |

### Exterior

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

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 18th, 2025 |
| Zoning      | M-C1 d44           |

Listing Details

Listing Office            PREP Realty

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