

**175, 7707 Martha's Haven Park NE**  
**Calgary, Alberta**

**MLS # A2265484**



**\$399,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Martindale             |               |                   |
| <b>Type:</b>     | Residential/Four Plex  |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,353 sq.ft.           | <b>Age:</b>   | 1999 (26 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.03 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Yard              |               |                   |

|                    |   |                   |          |
|--------------------|---|-------------------|----------|
| <b>Heating:</b>    | Forced Air                                      | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Linoleum                                | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                                 | <b>Condo Fee:</b> | \$ 381   |
| <b>Basement:</b>   | Finished, Full                                  | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                        | <b>Zoning:</b>    | M-C1 d44 |
| <b>Foundation:</b> | Poured Concrete                                 | <b>Utilities:</b> | -        |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan |                   |          |

**Inclusions:** n/a

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!