

# \$798,900 - 70 Martha's Meadow Close Ne, Calgary

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MLS® #A2253970

**\$798,900**

6 Bedroom, 4.00 Bathroom, 2,403 sqft

Residential on 0.09 Acres

Martindale, Calgary, Alberta

Welcome to 70 Martha's Meadow Close NE—a spacious and upgraded 2-storey in Martindale offering over 2,403 sq.ft. RMS above grade plus a fully finished basement for a total of more than 3,300 sq.ft. of developed living space.

The main floor features a bright open-concept layout with a generous family room, formal dining area, and a renovated kitchen complete with a convenient spice kitchen/pantry—perfect for large family gatherings. A versatile office/bedroom and a 2-piece bath with laundry complete the main level.

Upstairs, you'll find four comfortable bedrooms including a large primary with a private 4-piece ensuite and walk-in closet, plus a spacious bonus room ideal for family movie nights or a home office.

The legal basement suite with separate side entrance includes two additional bedrooms, a full bath, kitchen, family room, and laundry—offering excellent flexibility for extended family or guests.

Additional highlights include a lot size of 3,907 sq.ft. with 36 ft. frontage, double attached garage, landscaped yard, and gas fireplace. Located on a quiet street close to schools, parks, shopping, transit, and major roadways, this home offers comfort and convenience for



any family.

Don't miss your chance to own this rare Martindale property with a spice kitchen, legal suite, and thoughtful upgrades"book your showing today!

Built in 2004

**Essential Information**

|                |                |
|----------------|----------------|
| MLS® #         | A2253970       |
| Price          | \$798,900      |
| Bedrooms       | 6              |
| Bathrooms      | 4.00           |
| Full Baths     | 3              |
| Half Baths     | 1              |
| Square Footage | 2,403          |
| Acres          | 0.09           |
| Year Built     | 2004           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 70 Martha's Meadow Close Ne |
| Subdivision | Martindale                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3J 4N7                     |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, |
|-------------------|------------------------------------------------------------------|



| Room               | Dimensions     |
|--------------------|----------------|
| Entrance           | 3'11" x 5'9"   |
| Living             | 10'7" x 12'0"  |
| Dining             | 10'7" x 8'6"   |
| Kitchen            | 11'5" x 14'11" |
| Pantry             | 3'11" x 3'11"  |
| Butler's Pantry    | 5'11" x 5'8"   |
| Bedroom 20/Laundry | 5'5" x 8'7"    |
| Attached Garage    | 18'3" x 21'5"  |
| Nook               | 9'2" x 6'0"    |
| Family             | 11'6" x 14'10" |
| Deck               | 11'4" x 9'11"  |
| Office/Bedroom     | 8'5" x 9'1"    |

Disclaimer: To be used only for the marketing of the subject property, and only by the client listed below or other parties directly connected to the marketing/sale process. May not be published, distributed or used for other purposes. Basic illustration of the proposed/assumed interior layout. Precise accuracy is scale not guaranteed. Not appropriate for any kind of architectural consideration.

Client: Gaganjot Thind      September 1, 2025      Job #: 067509

Appliances

Pantry, Separate Entrance, V Dishwasher, Electric Stov Refrigerator, See Remarks, V

Heating

Forced Air

Cooling

None

Fireplace

Yes

# of Fireplaces

1

Fireplaces

Family Room, Gas

Has Basement

Yes

Basement

Finished, Full, Exterior Entry,

Exterior

Exterior Features

Private Yard

Lot Description

Back Lane, Back Yard, Fror No Neighbours Behind

Roof

Asphalt Shingle

Construction

Stucco, Wood Frame

Foundation

Poured Concrete

Additional Information

Date Listed

September 5th, 2025

Days on Market

59

Zoning

R-CG

Listing Details

Listing Office

Century 21 Bravo Realty

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