# \$749,000 - 148 Martha's Meadow Close Ne, Calgary

MLS® #A2219408

# \$749,000

8 Bedroom, 5.00 Bathroom, 2,278 sqft Residential on 0.14 Acres

Martindale, Calgary, Alberta

Live Big, Earn Smart â€" All in One Property!
Discover the perfect blend of luxury, flexibility, and cash flow potential in this expansive
7-bedroom, 5-bathroom homeâ€"complete with a brand new 3-bedroom, 2-bath basement suite (illegal). Sitting on the largest lot on the block (approx. 6,000+ sqft) in a quiet cul-de-sac, this property is a rare gem of an opportunity for families, investors, or multi-generational living.

Step inside and be welcomed by a bright, open layout featuring oversized windows, a cozy gas fireplace, and thoughtful touches throughout. The main level boasts a full bathroom, laundry area, and a versatile den that can easily serve as a fifth bedroom or home office. Hosting? No problem. Enjoy both a formal dining room and a sunny, south-facing breakfast nook off the open-concept kitchenâ€"with a large walk-in pantry, center island, and tons of counter space.

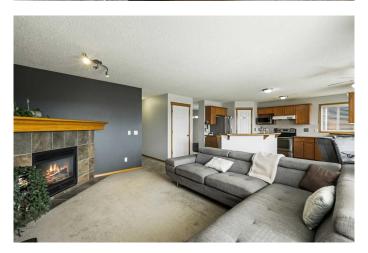
The upper level includes a spacious master bed rm with private ensuite, plus three more generously sized bedrooms and another full bathroomâ€"all flooded with natural light.

But the real bonus? A fully finished walk-up illegal basement suiteâ€"completely separate with 3 bedrooms, 2 full bathrooms, and its own entrance currently earning 1650/mnth.

Whether you're looking to live upstairs and







rent below, create a multi generational setup, or rent both units for maximum return, the options are endless.

With over 3,355+ sqft of total living space, an extended driveway, double attached garage, and RCG zoning that may allow for a future backyard suite (subject to approval and permitting by the city/municipality), this home is a long-term winâ€"whether for lifestyle, investment, or both.

This is the one you've been waiting for,
Don't miss your chance to own this
one-of-a-kind property! Homes like this rarely
come to marketâ€"act fast before it's gone.

Built in 2003

## **Essential Information**

MLS® # A2219408 Price \$749,000

Bedrooms 8
Bathrooms 5.00

Full Baths 5

Square Footage 2,278
Acres 0.14
Year Built 2003

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 148 Martha's Meadow Close Ne

Subdivision Martindale

City Calgary
County Calgary
Province Alberta
Postal Code T3J 4Z2

## **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Kitchen Island, Soaking Tub

Appliances Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s),

Washer/Dryer Stacked, Window Coverings

Heating Forced Air, Natural Gas

Cooling Window Unit(s)

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

#### **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Back Yard, Cul-De-Sac, Few Trees, Landscaped, Level

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 9th, 2025

Days on Market 1

Zoning R-CG

# **Listing Details**

Listing Office eXp Realty

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