# \$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.

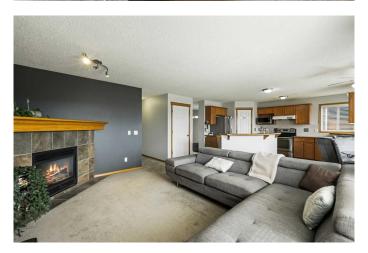
The upper level includes a spacious master bed rm with private ensuite, plus three more generously sized bedrooms and another full bathroomâ€"all flooded with natural light.

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 9

Zoning R-CG

# **Listing Details**

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.