

**30 Martha's Meadow Drive NE  
Calgary, Alberta**

**MLS # A2202534**



**\$619,999**

|                  |                                                  |               |                   |
|------------------|--------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Martindale                                       |               |                   |
| <b>Type:</b>     | Residential/House                                |               |                   |
| <b>Style:</b>    | Bi-Level                                         |               |                   |
| <b>Size:</b>     | 1,048 sq.ft.                                     | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 6                                                | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Alley Access, Off Street, On Street, Parking Pad |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                        |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Front Yard     |               |                   |

|                    |                                  |                   |      |
|--------------------|----------------------------------|-------------------|------|
| <b>Heating:</b>    | Central, Natural Gas             | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Vinyl                            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full, Suite            | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame         | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | No Smoking Home, Quartz Counters |                   |      |

**Inclusions:** none

This spacious bi-level home located on a corner RCG lot in the highly sought-after Martindale community is a fantastic opportunity for both investors and first-time homebuyers. The property has been fully renovated and offers a total of 6 bedrooms and 3 full bathrooms. On the main level, you'll find 3 bedrooms, 2 full bathrooms, a kitchen, and spacious living and dining areas, all filled with natural light. There's also a separate laundry area. The fully finished basement features an (illegal suite) with 3 bedrooms, a bathroom, a kitchen, living space, and laundry, providing additional living space or potential rental income. The large lot offers ample space for outdoor activities, and the location is incredibly convenient, with close proximity to transportation, C-Train, schools, YMCA, and other amenities.