



23 Martha's Way Calgary Alberta

\$839,900

LEGAL BASEMENT SUITE | LIVE UP / RENT DOWN | PERFECT FOR INVESTORS & FIRST-TIME BUYERS | 7 BEDROOMS | 3.5 BATHROOMS | BACKING ONTO GREEN SPACE | ACROSS FROM MANMEET SINGH BHULLAR SCHOOL Welcome to this stunning, move-in-ready home in the vibrant and family-friendly community of Martindale! Offering 3530+ SQFT of total living space, this impressive property is ideal for both large families and savvy investors alike. With 7 spacious bedrooms, 3.5 bathrooms, and a fully legal basement suite with a private entrance, this home delivers unmatched flexibility and rental potential. Perfectly situated across from Manmeet Singh Bhullar School and backing onto a peaceful green space, you'll enjoy both convenience and privacy. Located near major roads, transit, shopping, and other key amenities, this home is an unbeatable blend of location and lifestyle. Step inside and you're greeted with soaring ceilings and an open-to-above living room filled with natural light, creating an airy, welcoming atmosphere. The traditional-style kitchen includes a breakfast bar and flows seamlessly into the open dining and family areas—ideal for everyday living or entertaining guests. A warm, neutral palette runs throughout, complimented by elegant finishes and meticulous upkeep. The main floor includes convenient laundry and a stylish 2-piece bathroom. Upstairs, the large primary bedroom retreat welcomes you with French doors, a luxurious 5-piece ensuite with double vanity, and expansive his-and-hers walk-in closets. You'll also find four additional bedrooms, each with generous closet space, plus another full 4-piece bathroom and a walk-in linen/storage closet for added convenience. The legal basement suite was recently completed and offers everything a tenant or extended family could need—a separate entrance, modern kitchen, large rec room, 2 bedrooms, a 4-piece bath, in-suite laundry, and ample ...

Primary Bedroom 16.00 Ft x 12.42 Ft

Bedroom 9.83 Ft x 15.67 Ft

Bedroom 11.75 Ft x 14.83 Ft

Bedroom 9.42 Ft x 11.42 Ft

Bedroom 9.25 Ft x 13.92 Ft

Kitchen 11.17 Ft x 11.58 Ft

Recreational, Games room 27.75 Ft x 13.50 Ft

Furnace 13.00 Ft x 10.50 Ft

2pc Bathroom 4.92 Ft x 4.83 Ft

Dining room 12.83 Ft x 12.92 Ft

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Listing Presented By:



Originally Listed by:
Real Broker



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4pc Bathroom 9.33 Ft x 7.83 Ft
5pc Bathroom 12.67 Ft x 12.50 Ft
4pc Bathroom 4.92 Ft x 7.83 Ft
Bedroom 9.25 Ft x 11.33 Ft
Bedroom 9.25 Ft x 11.33 Ft

Family room 18.17 Ft x 15.42 Ft
Foyer 7.75 Ft x 8.75 Ft
Kitchen 13.17 Ft x 14.67 Ft
Laundry room 7.75 Ft x 8.42 Ft