

# \$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 – All in One Property!  
Discover the perfect blend of luxury, flexibility, and cash flow potential in this expansive 7-bedroom, 5-bathroom home – 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 kitchen – 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 bathroom – all flooded with natural light.

But the real bonus? A fully finished walk-up illegal basement suite – 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 win—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 market—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	2
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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