

# \$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	11
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.