

# \$464,919 - 149, 7707 Martha's Haven Park Ne, Calgary

MLS® #A2231625

**\$464,919**

4 Bedroom, 3.00 Bathroom, 1,395 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

Welcome to The Vineyards—a beautifully maintained, peaceful townhouse community tucked away in the heart of Calgary’s northeast. Known for its quiet atmosphere, scenic green spaces, and pride of ownership throughout, this is the kind of place where neighbours say hello and everything you need is just minutes away. With easy access to schools, shopping, parks, transit, and the airport, The Vineyards offers a truly connected lifestyle in a setting that feels like home.

This well-kept 2-storey townhouse with a double attached garage offers space, comfort, and stylish updates. You’ll love the luxury vinyl plank flooring on all three levels, the fresh paint throughout, and the warm, welcoming main floor that features a cozy gas fireplace—perfect for relaxing with family or hosting friends. The open-concept dining and kitchen area flows seamlessly to a private outdoor patio, giving you a great mix of indoor and outdoor living.

On the second level, you’ll find three bright and spacious bedrooms with two full washrooms. A huge master bedroom includes a walk-in closet and an ensuite bathroom. Two additional bedrooms with generous closet space and a full 4 piece bathroom completes the upper level.

The bright and spacious basement consists of a generous sized fourth bedroom and a well-lit



living area. The space is ideal for a potential in-law suite, home office setup, and much more.

With four total bedrooms, smart design, and durable modern finishes, this home is a perfect fit for families, first-time buyers, or anyone looking for room to grow. Add in the peaceful charm of The Vineyards and the unbeatable access to major routes like Stoney Trail and McKnight Boulevard, and youâ€™ve got a home youâ€™ll be proud to own.

Come see what life at The Vineyards is all aboutâ€”book your private showing today!

Built in 1999

### Essential Information

MLS® #	A2231625
Price	\$464,919
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,395
Acres	0.08
Year Built	1999
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	149, 7707 Martha's Haven Park Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3Z6

## Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Front Drive, Garage Faces Front
# of Garages	2

## Interior

Interior Features	Bathroom Rough-in, Central Vacuum, Kitchen Island, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Corner Lot, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 17th, 2025
Days on Market	5
Zoning	M-C1 d44

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.