\$559,900 - 173 Martin Crossing Crescent Ne, Calgary

MLS® #A2211391

\$559,900

4 Bedroom, 2.00 Bathroom, 1,473 sqft Residential on 0.08 Acres

Martindale, Calgary, Alberta

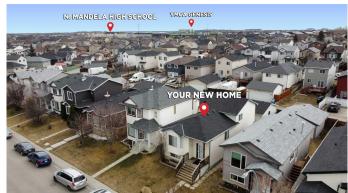
Welcome to this family-friendly home in the heart of Martindale. Recent updates include a new roof (2021) on both the house and garage, offering peace of mind for years to come. With four bedrooms and two full bathrooms, this well-kept home provides flexible living space in an ideal locationâ€"just minutes from the Martindale C-Train Station, Genesis Centre, and Dashmesh Culture Centre, and walking distance to public Kâ€"9 and high schools.

The main level features a vaulted ceiling with a bright white kitchen that opens to a spacious living area, complete with large bay windows that fill the space with natural light. A cozy dining area sits just off the kitchenâ€"perfect for family meals or entertaining.

Upstairs, you'II find three well-sized bedrooms and a full 4-piece bathroom. The walk-out lower level includes hardwood flooring, a second full bathroom, and direct access to the fenced backyard. Downstairs, the fourth bedroom includes a walk-in closet and painted drywallâ€"just add a door to personalize the space for guests, family, or a home office.

Outside, enjoy a backyard deck and an insulated double detached garage with 220V power, ideal for a workshop or EV charging. The garage opens to a paved alley, with plenty of street parking out front. The property is







zoned R-CG, offering excellent potential for future suite development (subject to city approval).

Built in 1998

Essential Information

MLS® # A2211391 Price \$559.900

Bedrooms 4

Bathrooms 2.00 Full Baths 2

Square Footage 1,473 Acres 0.08

Year Built 1998

Type Residential Sub-Type Detached

Style 4 Level Split

Status Active

Community Information

Address 173 Martin Crossing Crescent Ne

Subdivision Martindale
City Calgary
County Calgary
Province Alberta

Postal Code T3J 3T1

Amenities

Parking Spaces 2

Parking 220 Volt Wiring, Double Garage Detached, Insulated

of Garages 2

Interior

Interior Features No Smoking Home, No Animal Home

Appliances Dishwasher, Garage Control(s), Window Coverings, Electric Stove,

Range Hood, Washer/Dryer

Heating Forced Air

Cooling None

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Private Yard, Private Entrance

Lot Description Back Yard, Back Lane, Front Yard, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 17th, 2025

Days on Market 60

Zoning R-CG

Listing Details

Listing Office 2% Realty

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