

# \$524,900 - 137 Martin Crossing Manor Ne, Calgary

MLS® #A2260814

**\$524,900**

4 Bedroom, 3.00 Bathroom, 1,202 sqft  
Residential on 0.08 Acres

Martindale, Calgary, Alberta

Welcome to this charming 2-storey detached home in the heart of Martindale, featuring a double detached garage and a fully fenced, landscaped backyard with a deck—perfect for outdoor enjoyment. The main floor offers a bright living room, spacious dining area, functional kitchen, and a convenient half bathroom. Upstairs, you™ find three comfortable bedrooms and a full bathroom, ideal for family living. The basement includes an illegal suite with a separate side entrance, offering a bedroom, full bathroom, kitchen, and living area—perfect for extended family or rental potential. Located just steps away from schools, playgrounds, and within close proximity to the train station, this home combines comfort, functionality, and convenience.

Built in 1997

## Essential Information

MLS® #	A2260814
Price	\$524,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,202
Acres	0.08
Year Built	1997



Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	137 Martin Crossing Manor Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3R6

### **Amenities**

Parking Spaces	3
Parking	Double Garage Detached, Insulated
# of Garages	2

### **Interior**

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Range
Heating	Central, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite, Walk-Up To Grade

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 30th, 2025
Days on Market	20
Zoning	R-CG

## Listing Details

Listing Office          PREP Realty

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