

\$394,999 - 112 Martin Crossing Court Ne, Calgary

MLS® #A2216846

\$394,999

3 Bedroom, 3.00 Bathroom, 1,397 sqft

Residential on 0.03 Acres

Martindale, Calgary, Alberta

Welcome to this rare gated tranquil community of Martindale. A fantastic layout for a small family with updated kitchen and granite counter tops. New LVP and tile flooring throughout. This 3 bedroom townhouse is a great 1st home for your family. The basement is open to development for another bedroom and roughed in for 4th bathroom. 3 large bedrooms with ensuite in the master bedroom and walk-in closets. All SS appliances and gas stove. along with a walking pantry for all your storage. 2 assigned parking stalls for Ma and Pop conveniently just a step from the front door. Large 17' covered porch out the front steps. Great for relaxing in the shade. A beautiful and quite community where everyone respects their neighbors. Built for quality, this home is virtually sound proof with no noise from your neighbors. Conveniently across from Crossing Park School. Martindale C-Train station just around the corner for that easy commute. This unit is situated far away from the C-Train rails within the complex, you do not hear the sounds of the tracks. Easy access to McKnight and Metis Trail, Superstore and Westwinds. Newly laid patio stones in the south facing back yard to enjoy that hot hot sun. Beautifully landscaped with care with play area for the kids. You will see respectful children out and about playing with all the neighborhood kids. Safe and secure. **Kitchen cabinet doors and drawers will be replaced. Home business where living room is will be remediated to restore living room



conditions.**

Built in 1994

Essential Information

MLS® #	A2216846
Price	\$394,999
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,397
Acres	0.03
Year Built	1994
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	112 Martin Crossing Court Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3P3

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Stall

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Recessed Lighting, Vinyl Windows
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Courtyard, Playground, Private Yard
Lot Description	Back Yard, Garden, Landscaped, Low Maintenance Landscape, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2025
Days on Market	14
Zoning	M-CG

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.