

# \$549,900 - 27 Martin Crossing Close Ne, Calgary

MLS® #A2216239

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,190 sqft

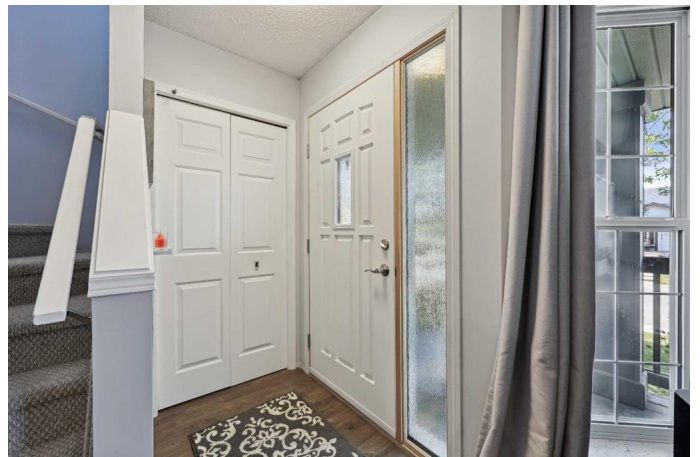
Residential on 0.08 Acres

Martindale, Calgary, Alberta

\*\*\* OPEN HOUSE Sat May 3, 2025 2pm - 3pm \*\*\* This well-maintained 3+1 bedroom, 2 full bathroom home in Martindale offers 1,775 sq. ft. of developed living space, ideal for multigenerational families or buyers seeking flexibility. The east-facing front porch opens to a bright living room with large windows and views of mature trees that provide privacy. The kitchen includes stainless steel appliances, plenty of pantry storage, and sliding doors that lead to a covered balcony with privacy screens. The sink overlooks a west-facing backyard, offering a clear view of outdoor areas.

The upper level features two spacious secondary bedrooms, a full bathroom, and a primary bedroom with a large closet. The fully finished basement adds valuable living space with a fourth bedroom, an additional full bathroom, and a large open area for recreation or relaxation. The lower level includes roughed-in electrical for a future kitchenette, and a stairway window allows for easy conversion to a separate entrance—perfect for extended family or potential rental use.

The west-facing backyard provides ample space for outdoor activities, while the detached double garage offers secure parking and storage. Recent updates include fresh paint and new flooring, making the home move-in ready. Conveniently located close to schools, parks, transit, and places of worship,



this home offers practical living in a well-connected community.

Built in 1996

**Essential Information**

MLS® #	A2216239
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,190
Acres	0.08
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	27 Martin Crossing Close Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3R5

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	No Smoking Home, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	Greater Property Group
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