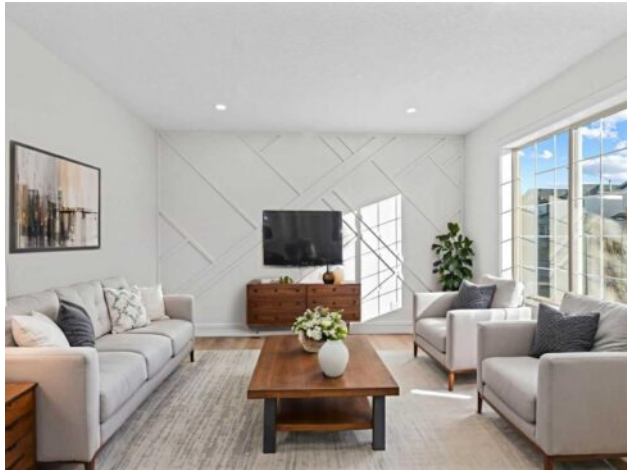




**52 Martin Crossing Rise NE  
Calgary, Alberta**

**MLS # A2287684**



**\$559,999**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,197 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

**Heating:** Forced Air

**Floors:** Carpet, Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Smoking Home, Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

Welcome to this beautifully fully renovated detached home in Martindale! Featuring 3 spacious bedrooms and 1.5 bathrooms, this home is perfect for families or investors alike. The main floor offers a bright and functional layout with modern finishes throughout. The basement includes an illegal suite, providing excellent mortgage helper potential. Recent upgrades include a new furnace, giving you added comfort and peace of mind. Located in a prime location &mdash; walking distance to the LRT/train station, parks, playgrounds, and close to schools &mdash; this home offers both convenience and lifestyle. Don't miss this incredible opportunity!