



GRASSROOTS

REALTY GROUP

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**192 Martin Crossing Crescent NE
Calgary, Alberta**

MLS # A2305639



\$549,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,325 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: None

Newly Renovated 4 Bedroom Home with Illegal Basement Suite | Double Garage | Sunroom | Prime Martindale Location | Welcome to 192 Martin Crossing Crescent NE-a beautifully updated and well-maintained home offering over 1,900 sq. ft. of developed living space in the heart of Martindale, one of Northeast Calgary's most vibrant and family-oriented communities. Step inside to a bright and inviting main floor featuring a spacious front living room, perfect for relaxing or entertaining guests. The layout is both functional and convenient, complete with a half bathroom and provision for separate laundry. The renovated kitchen (2026) is a standout feature, showcasing freshly painted white cabinetry, elegant stone countertops, a modern backsplash, and new Stainless Steel appliances. A pantry provides additional storage, while the kitchen seamlessly connects to the newly constructed rear sunroom-an ideal space for family gatherings, entertaining, or simply enjoying quiet moments year-round. The sunroom, completed in 2026, adds exceptional value and charm, offering a bright and versatile extension of the living space. Upstairs, you'll find three generously sized bedrooms and a full bathroom. The entire upper level features updated flooring (2025) with no carpet throughout the house except stairs, creating a clean and modern feel throughout. This home has seen numerous upgrades, including luxury vinyl plank flooring throughout and energy-efficient LED lighting installed in 2026. The illegal basement suite offers excellent additional living space with a separate side entrance, one bedroom, full bathroom,two new egress windows, a kitchen, and a comfortable living area-ideal for extended family or added flexibility. Outside, enjoy a private backyard perfect for kids, pets, and gatherings, along with the convenience of a rear double detached garage.

Location is unbeatable — within walking distance to schools, parks, shopping, the Genesis Centre, and the nearby Gurudwara Sahib (a Sikh place of Worship). With easy access to public transit and two LRT stations, commuting across the city is effortless. Move-in ready and thoughtfully upgraded, this home is perfect for families or investors alike. Don’t miss this incredible opportunity, book your private showing today!