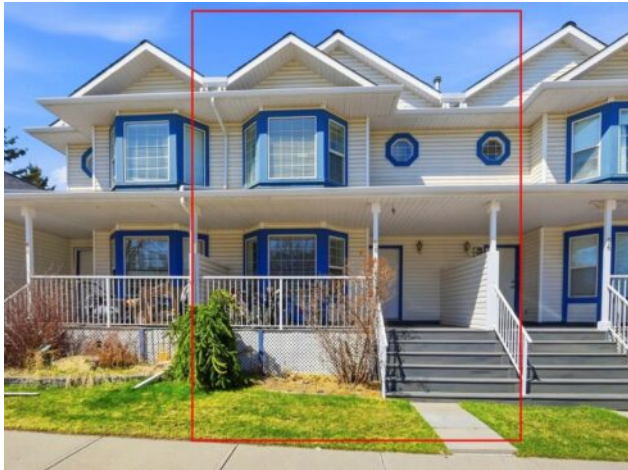




**58 Martin Crossing Court NE
Calgary, Alberta**

MLS # A2307853

\$379,000



Division:	Martindale		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,448 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 511
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d45
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: None

Welcome to this well-maintained townhouse located in the established and convenient community of Martindale. Offering over three levels of developed living space, this home features a functional and versatile layout suited for a variety of lifestyles. The main floor is thoughtfully designed with a spacious living room, a separate family room, and a dedicated dining area, providing multiple spaces for both everyday living and entertaining. The kitchen is centrally located with ample cabinetry and workspace, along with a convenient 2-piece bathroom on the main level. The upper level features three generously sized bedrooms, including a primary bedroom complete with a walk-in closet, along with a common 4-piece bathroom. The fully developed basement adds further flexibility, offering a large recreation area, an additional bedroom, a full bathroom, and a separate laundry room. This property also includes a private outdoor area. Ideally situated close to schools, parks, shopping, public transit, and major roadways, it offers excellent accessibility and everyday convenience. A solid opportunity for first-time buyers, families, or investors seeking a well-located home with a functional layout and ample living space.