



GRASSROOTS
REALTY GROUP

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45 Martin Crossing Crescent NE
Calgary, Alberta

MLS # A2314958



\$459,000

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,080 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

NEW PRICE!!!! Welcome to this beautiful 4-level split home featuring a **FULLY FINISHED WALKOUT BASEMENT** in the highly desirable community of Martindale! Boasting a total of 4 bedrooms, a den, and 2.5 bathrooms, this property is perfect for growing families or investors alike. The main level welcomes you with an open-concept floor plan and large bay windows that flood the living area with natural sunshine, seamlessly connecting to the dining space and kitchen. For added convenience, the main floor provides a secondary side access to the backyard, as well as an elegant French door leading to the lower-level laundry. The fully finished walkout basement features its own separate rear entrance and includes a spacious open living area, kitchen, dining space, den, and a bedroom. The basement is currently rented on a month-to-month basis to excellent tenants who are willing to stay or move out depending on your needs. Outside, the backyard offers ample space for family activities and gardening, complete with a 10x10 shed for extra storage. Front street parking easily accommodates up to 3 vehicles. Situated in a prime location, you are just walking distance to the Dashmesh Culture Centre, schools, parks, grocery stores, transit, and the LRT!