



GRASSROOTS
REALTY GROUP

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66 Martin Crossing Close NE
Calgary, Alberta

MLS # A2321908



\$549,999

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,183 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters		

Inclusions: N/A

OWNER OCCUPIED • NEVER RENTED • SEPARATE SIDE ENTRANCE • DOUBLE DETACHED OVERSIZED GARAGE

Welcome to this beautifully maintained home in the heart of Martindale. Never rented and move-in ready, this property offers a perfect combination of comfort, functionality and value. Featuring 4 bedrooms, 2.5 bathrooms and approximately 1,700 sq. ft. of developed living space, including a fully finished basement with a separate side entrance, this home is ideal for families, first time buyers, and investors alike. Over the years, the home has been thoughtfully upgraded with triple-pane windows, quartz countertops, laminate flooring throughout, updated appliances, newer roofing, premium siding on both the house and garage, brand new fence, a newer hot water tank, fresh paint and a newer garage door with automatic opener. The bright and functional layout offers comfortable living spaces for the whole family, while the fully finished basement provides excellent flexibility for extended family, multi generational living, guests, or future income potential. Situated on a spacious lot with a private backyard deck, rear lane access and a double detached garage, this property offers both convenience and outdoor enjoyment. Ideally located close to schools, parks, shopping, public transit, the Genesis Centre, Martindale CTrain Station, Superstore and Saddletowne amenities, this home provides exceptional accessibility and convenience. A rare opportunity to own a well-cared-for home with numerous upgrades in one of Northeast Calgary's most established communities. Book your private showing today!