



GRASSROOTS
REALTY GROUP

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209 Martin Crossing Way NE
Calgary, Alberta

MLS # A2322240



\$454,900

Division:	Martindale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	800 sq.ft.	Age:	1999 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Pie Shaped Lot, See R		

Heating:	Forced Air, None	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: BBQ

Pride of ownership shines throughout this beautifully maintained bi-level! Thoughtfully updated over the years with newer siding, shingles, eavestroughs, flooring, paint, furnace, hot water tank, and more. The bright main floor features an open-concept layout with vaulted ceilings, a spacious kitchen with ample cabinetry and counter space, two generous bedrooms, and a full 4-piece bath. The finished basement offers a large family room, third bedroom, and 3-piece bath. Outside, enjoy the huge pie-shaped lot with a double detached garage, expansive patio, and storage shed—perfect for relaxing or entertaining!