



GRASSROOTS
REALTY GROUP

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173 Martin Crossing Crescent NE
Calgary, Alberta

MLS # A2327437



\$499,500

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,458 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to this well kept, fully finished 4-level split offering over 1,450 sq. ft. above grade in the desirable community of Martindale! This spacious home features 4 bedrooms, 2 full bathrooms, and a functional layout designed for comfortable family living. The bright main floor boasts soaring vaulted ceilings, a spacious living room, and a dining area conveniently located off the kitchen, creating the perfect space for everyday living and entertaining. The lower level offers a generous recreation room with a walkout to the private backyard and deck, providing seamless indoor-outdoor living. Can easily be suited. (Illegal) Downstairs, the fourth bedroom includes a walk-in closet, making it an ideal retreat for guests, teens, or extended family. Outside, you'll appreciate the private backyard, paved back alley, and insulated double detached garage complete with 220V power—perfect for hobbyists, mechanics, or additional workshop space. The home and garage roofs were both replaced in 2021, adding to the overall appeal and functionality of this well-cared-for property. Ideally located close to schools, parks, shopping, public transit, and major roadways, this move-in-ready home offers incredible value in a family-friendly community. Don't miss your opportunity to make it yours!