

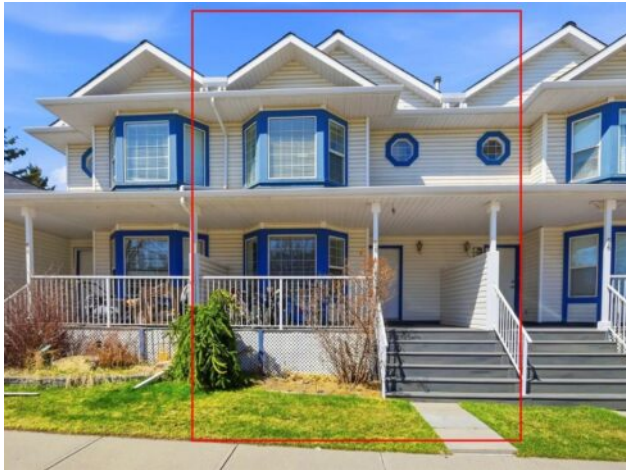


GRASSROOTS
REALTY GROUP

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58 Martin Crossing Court NE
Calgary, Alberta

MLS # A2328205



\$365,000

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:	Back Yard, Many Trees, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 511
LLD:	-
Zoning:	M-CG d45
Utilities:	-

Inclusions: None

Welcome to this well-maintained, ****smoke-free and pet-free**** townhouse located in the established, family-friendly, ****gated community**** of Martindale. Offering over three levels of developed living space, this home features a functional and versatile layout ideal for first-time buyers, growing families, or investors. The main floor offers a spacious living room, a separate family room, and a dedicated dining area, providing plenty of space for everyday living and entertaining. The centrally located kitchen features ample cabinetry and workspace, while a convenient 2-piece bathroom completes the main level. Upstairs, you'll find three generously sized bedrooms, including a primary bedroom with a walk-in closet, along with a well-appointed full bathroom. The fully developed modern basement adds exceptional flexibility with a large recreation area, an additional bedroom, a full bathroom, and a separate laundry room. Step outside to enjoy your ****private, fully fenced backyard with added rear privacy****, perfect for relaxing or spending time with family. The home also includes ****two parking stalls with electrical hookups****, conveniently located directly outside the unit. Residents enjoy the benefits of a secure gated community featuring a private park where children can safely play. Families will appreciate the outstanding location with ****Crossing Park School (K–9) directly across the street**** and ****école La Mosaïque (Francophone Elementary K–6)**** within approximately 1 km. Parks, shopping, public transit, and major roadways are all just minutes away, providing exceptional convenience. This is a fantastic opportunity to own a move-in-ready home in one of Martindale's most desirable communities, offering comfort, functionality, and an unbeatable location.

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