



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

52 Martin Crossing Rise NE
Calgary, Alberta

MLS # A2345526

\$539,999

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,197 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	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

Welcome to this beautifully fully renovated detached home in Martindale! Featuring 3 spacious bedrooms and 1.5 bathrooms, this home is perfect for families or investors alike. The main floor offers a bright and functional layout with modern finishes throughout. The basement includes an illegal suite, providing excellent mortgage helper potential. Recent upgrades include a new furnace, giving you added comfort and peace of mind. Located in a prime location — walking distance to the LRT/train station, parks, playgrounds, and close to schools — this home offers both convenience and lifestyle. Don’t miss this incredible opportunity!