

# \$549,900 - 27 Martin Crossing Close Ne, Calgary

MLS® #A2216239

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,190 sqft

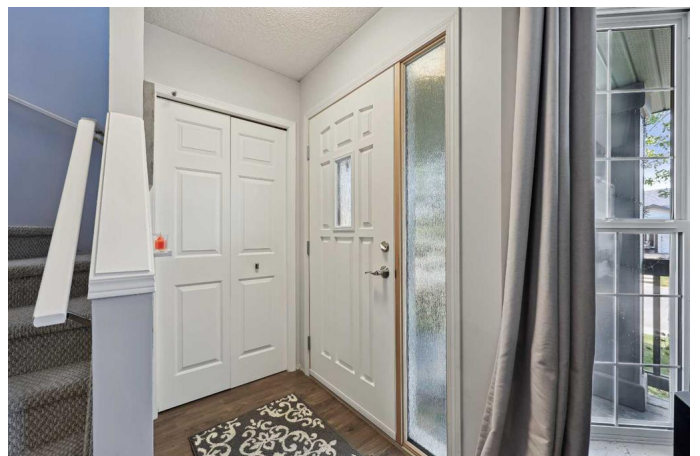
Residential on 0.08 Acres

Martindale, Calgary, Alberta

\*\*\* OPEN HOUSE Sat May 3, 2025 2pm - 3pm \*\*\* This well-maintained 3+1 bedroom, 2 full bathroom home in Martindale offers 1,775 sq. ft. of developed living space, ideal for multigenerational families or buyers seeking flexibility. The east-facing front porch opens to a bright living room with large windows and views of mature trees that provide privacy. The kitchen includes stainless steel appliances, plenty of pantry storage, and sliding doors that lead to a covered balcony with privacy screens. The sink overlooks a west-facing backyard, offering a clear view of outdoor areas.

The upper level features two spacious secondary bedrooms, a full bathroom, and a primary bedroom with a large closet. The fully finished basement adds valuable living space with a fourth bedroom, an additional full bathroom, and a large open area for recreation or relaxation. The lower level includes roughed-in electrical for a future kitchenette, and a stairway window allows for easy conversion to a separate entrance—perfect for extended family or potential rental use.

The west-facing backyard provides ample space for outdoor activities, while the detached double garage offers secure parking and storage. Recent updates include fresh paint and new flooring, making the home move-in ready. Conveniently located close to schools, parks, transit, and places of worship,



this home offers practical living in a well-connected community.

Built in 1996

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2216239    |
| Price          | \$549,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,190       |
| Acres          | 0.08        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 27 Martin Crossing Close Ne |
| Subdivision | Martindale                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3J 3R5                     |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | No Smoking Home, Pantry, Storage                                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Fireplace         | Yes                                                                 |

|                 |                |
|-----------------|----------------|
| # of Fireplaces | 1              |
| Fireplaces      | Gas, Mantle    |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | None                       |
| Lot Description   | Back Lane, Back Yard, Lawn |
| Roof              | Asphalt Shingle            |
| Construction      | Wood Frame                 |
| Foundation        | Poured Concrete            |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 3             |
| Zoning         | R-CG          |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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