

# \$379,900 - 156 Martin Crossing Court Ne, Calgary

MLS® #A2260465

**\$379,900**

3 Bedroom, 2.00 Bathroom, 1,412 sqft

Residential on 0.00 Acres

Martindale, Calgary, Alberta

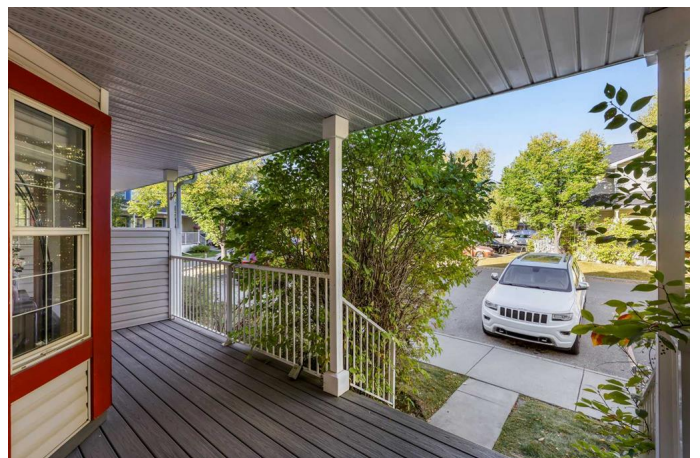
SMART INVESTOR'S OR BUYER'S  
CHOICE | 2-PARKING STALLS | FULLY  
FINISHED BASEMENT | QUICK  
POSSESSION AVAILABLE

Why rent when you can own? This trendy 2-storey townhome is located in the established and family-friendly community of Martindale, offering incredible value and convenience. With appointments for viewing already being booked this weekend, don't wait to secure your spot!

Perfectly situated close to schools, LRT, transit, shopping, daycare, parks, pathways, and more—this gated community also includes two dedicated parking stalls for your peace of mind.

The spacious main floor features gleaming hardwood floors and a stylish kitchen with a peninsula island, stainless steel sink, newer stainless steel appliances, and timeless white cabinetry with oak trim. An oversized dining area includes a cozy gas fireplace and access to a 10'x10' wood deck—perfect for BBQs and morning coffee. Fully fenced private east-facing back yard.

Upstairs, you'll find generously sized bedrooms, newly installed carpeting, and a full bath, while the fully finished lower level expands your living space with a large recreation room, laundry area, and extra



storage.

This home offers everything you need: a functional yet stylish layout, a secure location, and unbeatable access to amenities. Whether youâ€™re a first-time buyer or investor, this is a smart move!

Quick possession availableâ€”call your friendly REALTORÂ® today to book a private showing!

Built in 1994

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2260465      |
| Price          | \$379,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,412         |
| Acres          | 0.00          |
| Year Built     | 1994          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 156 Martin Crossing Court Ne |
| Subdivision | Martindale                   |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3J 3P3                      |

**Amenities**

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                             |

|              |                       |
|--------------|-----------------------|
| Parking      | Gated, Plug-In, Stall |
| # of Garages | 2                     |

## Interior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Interior Features | Built-in Features, Closet Org Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Washer, Window Coverings     |
| Heating           | Forced Air, Natural Gas                                  |
| Cooling           | None                                                     |
| Fireplace         | Yes                                                      |
| # of Fireplaces   | 1                                                        |
| Fireplaces        | Gas, Dining Room, Mantle                                 |
| # of Stories      | 2                                                        |
| Has Basement      | Yes                                                      |
| Basement          | Finished, Full                                           |

**156 MARTIN CROSSING COURT NE**  
 RE/CA MEASUREMENT STANDARD - CALGARY, AB  
 MAIN LEVEL (AG) - 753.58 Sq Ft / 70.01 m²  
 UPPER LEVEL (AG) - 658.54 Sq Ft / 61.18 m²  
 TOTAL ABOVE GRADE RMS SIZE - 1412.12 Sq Ft / 131.19 m²  
 BASEMENT DEVELOPED AREA (BG) - 685.37 Sq Ft / 63.67 m²  
 BASEMENT UNDEVELOPED AREA (BG) - 53.76 Sq Ft / 4.99 m²  
 TOTAL AG/BG AREA - 2151.25 Sq Ft / 199.85 m²



## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Lighting                 |
| Lot Description   | Landscaped               |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 23                   |
| Zoning         | M-CG d45             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Jayman Realty Inc. |
|----------------|--------------------|

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