

# \$520,000 - 152 Martin Crossing Crescent Ne, Calgary

MLS® #A2186797

**\$520,000**

4 Bedroom, 3.00 Bathroom, 1,101 sqft

Residential on 0.07 Acres

Martindale, Calgary, Alberta

Welcome to this inviting 4-bedroom, 2.5-bathroom home nestled on a quiet street perfect for a first time buyer or a growing family! Boasting a spacious layout with over 1500 sqft of developed living space, this residence offers comfort and functionality. The main floor features a well-appointed kitchen, a cozy dining area, and a bright living room ideal for gatherings. Upstairs, you'll find 3 generously sized bedrooms, perfect for accommodating a growing family or guests. The highlight of the home is its beautifully finished basement, complete with an additional bedroom and a three-piece bathroom, along with a large living area that provides ample room for recreation. Outside, the oversized double detached garage and the expansive backyard offer plenty of space for outdoor activities and storage. Conveniently located near the Sikh Temple, schools and within walking distance to the LRT station, this property combines peaceful living with easy access to essential amenities and transportation. Don't miss the opportunity to make this wonderful house your new home!

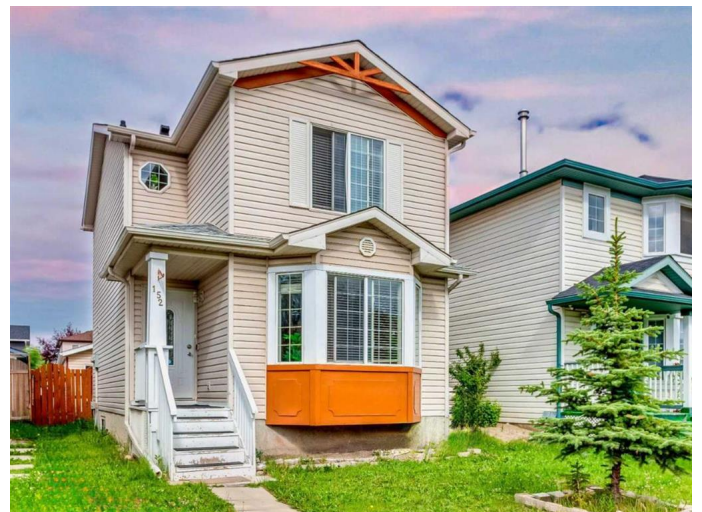
Built in 1998

## Essential Information

MLS® # A2186797

Price \$520,000

Bedrooms 4



|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,101       |
| Acres          | 0.07        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 152 Martin Crossing Crescent Ne |
| Subdivision | Martindale                      |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3J 3S8                         |

### Amenities

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

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                |
| Appliances        | Dishwasher, Garage Control(s), Refrigerator, Dryer, Electric Stove, Washer |
| Heating           | Forced Air                                                                 |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Gas                                                                        |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Finished                                                             |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Private Yard         |
| Lot Description   | Back Yard, Back Lane |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 21st, 2025 |
| Days on Market | 101                |
| Zoning         | R-CG               |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.