

# \$509,000 - 67 Martin Crossing Park Ne, Calgary

MLS® #A2210273

**\$509,000**

2 Bedroom, 3.00 Bathroom, 988 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

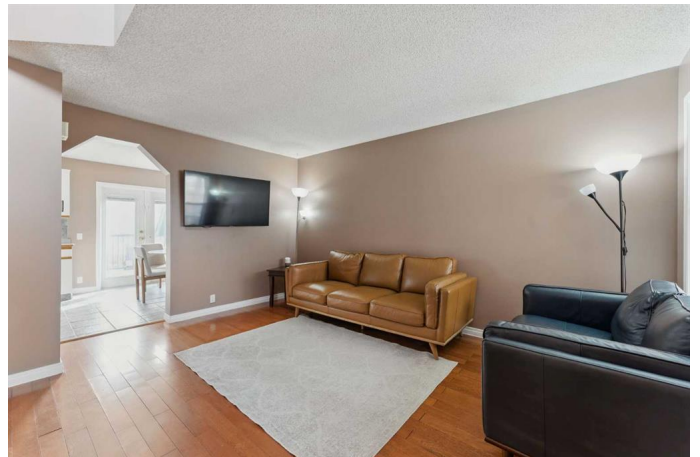
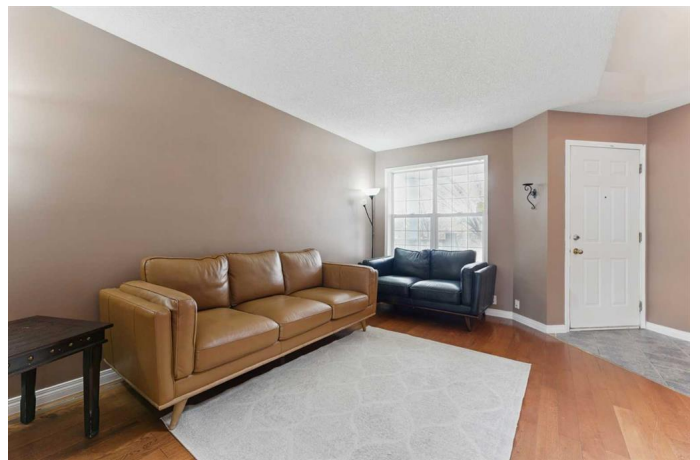
Welcome to this charming 2-storey detached home with a double attached garage, ideally situated across from a school and playground – perfect for families! This well-maintained property offers a functional layout ideal for first-time buyers or small families.

The main floor features a spacious living room with soaring vaulted ceilings, creating a bright and inviting space to unwind. The kitchen offers ample room for preparing family meals and entertaining, with a dining area conveniently adjacent. Step out to your sunny south-facing backyard – the perfect spot to enjoy summer BBQs and watch the kids play. Plus, the paved back alley keeps things neat and accessible year-round.

Upstairs, you’ll find a generously sized primary bedroom with a 4-piece bathroom, along with a second large bedroom offering plenty of comfort and space.

The fully developed basement includes a studio illegal suite (currently vacant), which was previously rented for \$800/month plus 30% of utilities. While the suite is currently illegal, the City has approved development permits and a side entry( "subject to extension for approval and permitting by the city/municipality"), giving you the opportunity to legalize it and add long-term value to your investment.

Bonus: the roof and portions of the siding are



scheduled to be replaced, fully covered by insurance â€” offering peace of mind and added value.

With just over a 5 minute walk to transit this home truly offers excellent value and flexibility, whether youâ€™re looking to live in or invest.

Donâ€™t miss this opportunity â€” the possibilities are endless!

Built in 1995

### **Essential Information**

MLS® #	A2210273
Price	\$509,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	988
Acres	0.08
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	67 Martin Crossing Park Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3N7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Landscaped, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 11th, 2025
Days on Market	22
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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