

173 Martin Crossing Crescent NE
Calgary, Alberta

MLS # A2211391



\$574,900

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,473 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this family-friendly home in the heart of Martindale. Recent updates include a new roof (2021) on both the house and garage, offering peace of mind for years to come. With four bedrooms and two full bathrooms, this well-kept home provides flexible living space in an ideal location—just minutes from the Martindale C-Train Station, Genesis Centre, and Dashmesh Culture Centre, and walking distance to public K&dash9 and high schools. The main level features a vaulted ceiling with a bright white kitchen that opens to a spacious living area, complete with large bay windows that fill the space with natural light. A cozy dining area sits just off the kitchen—perfect for family meals or entertaining. Upstairs, you’ll find three well-sized bedrooms and a full 4-piece bathroom. The walk-out lower level includes hardwood flooring, a second full bathroom, and direct access to the fenced backyard. Downstairs, the fourth bedroom includes a walk-in closet and painted drywall—just add a door to personalize the space for guests, family, or a home office. Outside, enjoy a backyard deck and an insulated double detached garage with 220V power, ideal for a workshop or EV charging. The garage opens to a paved alley, with plenty of street parking out front. The property is zoned R-CG, offering excellent potential for future suite development (subject to city approval).