



GRASSROOTS
REALTY GROUP

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16 Martin Crossing Bay NE
Calgary, Alberta

MLS # A2223218



\$499,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,091 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Carport, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: N/A

Nestled on a quiet cul-de-sac in the sought-after community of Martindale, this well-maintained two-story home is perfect for first-time buyers or savvy investors! The main floor welcomes you with hardwood and tile flooring, a bright and spacious living room, formal dining area, a functional kitchen, half bathroom, and separate laundry for added convenience. Upstairs, you'll find three generously sized bedrooms, including a spacious primary bedroom, and a 4-piece main bathroom—ideal for growing families. The illegal basement suite features a separate side entrance, its own kitchen, living space, a bedroom, a full bathroom, and separate laundry—offering excellent potential for rental income or extended family living. This home truly is a complete package in one of Calgary NE's most convenient and vibrant neighbour hoods. Walking distance to Schools, Park, Shopping, Bus stop, LRT Station, Genesis Center and close to Gurdwara Sahib. Don't miss out—book your private showing today!