



**GRASSROOTS**  
REALTY GROUP

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**28 Martin Crossing Court NE**  
**Calgary, Alberta**

**MLS # A2231140**



**\$360,000**

<b>Division:</b>	Martindale		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,437 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, No Neighbours Behind, Private, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 502
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d45
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Judicial Sale! Welcome to this beautifully maintained 4-bedroom, 3.5-bath townhome in the heart of Martindale—a perfect blend of comfort, space, and convenience! Step inside to find a bright, functional layout ideal for families of all sizes. The spacious main level features a welcoming living area, a well-equipped kitchen, a full bathroom and a cozy dining space that flows seamlessly for everyday living and entertaining. Upstairs, you’ll find generously sized 3 bedrooms including a primary suite with a private ensuite. The fully finished basement adds incredible value, offering a versatile space for a rec room, a kitchen, a bedroom and a full bathroom for added convenience. Located just steps from schools, parks, and public transit, this home makes daily life easy. Whether you’re a growing family or a savvy investor, this move-in-ready property is a fantastic opportunity in a well-connected community.