



GRASSROOTS
REALTY GROUP

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90 MARTIN CROSSING Way NE
Calgary, Alberta

MLS # A2238824



\$524,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,036 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	None, On Street, Paved		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, No Animal Home, No Smoking Home, Pantry, Tankless Hot Water		

Inclusions: none

Welcome to this beautifully laid out 2 Story home in a highly desired area of Matindale! This well-maintained property features numerous upgrades and is move-in ready. Around 1,100sqft of living space, this home offers the perfect blend of space, function, and location. The main level boasts a spacious living room with large bay windows, a dining area, 2 pc bath and a well equipped kitchen complete with quartz countertops, a refrigerator, dishwasher and electric range/hood fan. Upstairs, you will find three bedrooms including a huge primary bedroom. A clean and functional 4-piece bathroom completes the upper level. Heading into the basement, which is unspoiled where you'll find the large utility room with laundry. Major upgrades have already been taken care of, including a new roof (2025), tankless water heater (2024), furnace (2024), water softener (2024), air conditioner (2024) just move in and enjoy! Head outside into the sunny, private east facing backyard complete with a deck - perfect for relaxing or entertaining. Ample of street parking, with an additional parking at rear, offering extra convenience for multi-vehicle households or guests. Located in the heart of Martindale, you're only steps from a playground, and minutes to Dashmesh Culture Centre, Genesis Centre, LRT, schools, buses, shopping, parks, restaurants and much more - a location that truly has it all....Schedule your private viewing today !!