



GRASSROOTS
REALTY GROUP

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126 Martin Crossing Manor NE
Calgary, Alberta

MLS # A2243628



\$459,900

Division:	Martindale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	812 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions:	N/A
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Fantastic bi-level home with West-facing backyard in the heart of Martindale—one of Calgary’s most vibrant and connected communities! Just a 7-minute walk to the Martindale C-Train station for quick access to downtown, and only 7 minutes on foot to Crossing Park School—ideal for families. You're also just 2 minutes from Martindale Park, 10 minutes to the local off-leash dog park, and 12 minutes to the Genesis Centre and Saddle Towne YMCA for fitness, recreation, and community events. The house itself features a bright and inviting layout, complete with vaulted ceilings and large windows that flood the space with natural light. Upstairs, after a spacious open concept Living-Dining-Kitchen, the place offers two generously sized bedrooms and one 4-piece full washroom. The basement is fully finished and comes with a big-sized bedroom, one 3-piece full washroom, and a large living area. Enjoy Calgary’s seasons from your fully fenced and landscaped backyard, complete with a covered deck and lower patio—perfect for BBQs or relaxing evenings. Excellent access to major routes like Stoney Trail, McKnight Blvd, and Deerfoot Trail, plus you're just minutes from shopping, dining, and the Calgary International Airport. Be sure to view the virtual tour!