



GRASSROOTS
REALTY GROUP

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16 Martin Crossing Bay NE
Calgary, Alberta

MLS # A2250323



\$479,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,054 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 Lane, Back Yard, Cleared, Level		

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

Inclusions: All basement appliances

OPEN HOUSE SUNDAY AUGUST 24 BETWEEN 2PM-5PM. Situated on a quiet cul-de-sac in the highly desirable community of Martindale, this well-maintained two-storey home presents an excellent opportunity for first-time buyers or savvy investors alike. The main floor offers a welcoming layout featuring laminate and tile flooring throughout, a bright and spacious living room, a formal dining area, a functional kitchen, a convenient half bathroom, and a separate laundry area for added practicality. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat, along with a well-appointed 4-piece main bathroom—perfect for growing families. The illegal basement suite features a separate side entrance, a full kitchen, comfortable living area, one bedroom, a full bathroom, and its own laundry facilities—providing great potential for rental income or multi-generational living. Located in one of Calgary's most vibrant and accessible neighbourhoods, this home is within walking distance to schools, parks, shopping centres, public transit, the LRT station, the Genesis Centre, and Gurdwara Sahib. This is a complete package not to be missed—schedule your private showing today! 3D tour available.