



GRASSROOTS
REALTY GROUP

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187 Martin Crossing Park NE
Calgary, Alberta

MLS # A2252608



\$499,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,206 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cleared, Front Yard, Level, Street Lighting		

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

Inclusions: none

Spacious 4-Bedroom, 2.5-Bathroom Home in Martindale NE with Detached Double Garage This beautifully updated home offers over 2,000 sq. ft. of comfortable living space, featuring 4 bedrooms and 2.5 bathrooms. Ideally situated across from park and C-train station, just steps away from Crossing Park School, this property is perfect for families. Recent renovations include a new roof, gutters, and downspouts, ensuring peace of mind for years to come. The home also includes an illegal basement suite, presenting excellent potential for future rental income. A separate basement entrance could be added with ease to enhance its rental suitability. The detached double garage provides ample parking and storage. Don't miss this opportunity to own a well-located, move-in-ready home in a sought-after neighbourhood.