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5215 Martin Crossing Drive NE Calgary, Alberta

MLS # A2254933



\$505,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,106 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Garden, Low Maintenance Landscape		

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Ceramic Tile, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full, Separate/Exterior Entry, Suite **Exterior:** Zoning: Vinyl Siding, Wood Frame R-CG Foundation: **Poured Concrete Utilities:**

Features: Closet Organizers, No Animal Home, No Smoking Home

Inclusions: Electric Stove, Hood fan, Refrigerator

OPEN HOUSE THIS SATURDAY 12-2PM.18 OCTOBER 2025, Welcome to this beautifully designed and fully finished home offers 1504.8sq. ft. of fully developed living space, comfort, functionality, and income potential. With a total of 4 bedrooms and 2.5 bathrooms, this home includes a 1-bedroom basement with separate entrance — complete with a full kitchen, spacious living area, 4pc bathroom, perfect for extended family. The main floor features a living area, and a large open-concept kitchen with ample cabinetry. A convenient 2-piece bathroom completes the main floor. Upstairs, you will find 3 generously sized bedrooms and a shared 4pc bathroom— ideal for growing families. Step outside to enjoy the landscaped backyard, a good-sized deck, fully fenced with alley access for added convenience. Located just minutes from one of the excellent schools (Crossing Park School) -(K-9), Martindale LRT Station, Dashmesh Culture Gurudwara Sahib bus stops, , grocery stores, parks, and all essential amenities, this home offers unbeatable value for both families and savvy investors. Don't miss this incredible opportunity—schedule your showing with your favourite Realtor today!