



GRASSROOTS
REALTY GROUP

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156 Martin Crossing Court NE
Calgary, Alberta

MLS # A2260465



\$379,900

Division:	Martindale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,412 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Gated, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 502
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d45
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Laminate Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shelves, white kitchen cabinet upper and lower,

SSMART INVESTOR'S OR BUYER'S CHOICE | 2-PARKING STALLS | FULLY FINISHED BASEMENT | QUICK POSSESSION AVAILABLE Why rent when you can own? This trendy 2-storey townhome is located in the established and family-friendly community of Martindale, offering incredible value and convenience. With appointments for viewing already being booked this weekend, don't wait to secure your spot! Perfectly situated close to schools, LRT, transit, shopping, daycare, parks, pathways, and more—this gated community also includes two dedicated parking stalls for your peace of mind. The spacious main floor features gleaming hardwood floors and a stylish kitchen with a peninsula island, stainless steel sink, newer stainless steel appliances, and timeless white cabinetry with oak trim. An oversized dining area includes a cozy gas fireplace and access to a 10'x10' wood deck—perfect for BBQs and morning coffee. Fully fenced private east-facing back yard. Upstairs, you'll find generously sized bedrooms and a full bath, while the fully finished lower level expands your living space with a large recreation room, laundry area, and extra storage. This home offers everything you need: a functional yet stylish layout, a secure location, and unbeatable access to amenities. Whether you're a first-time buyer or investor, this is a smart move! Quick possession available—call your friendly REALTOR® today to book a private showing!