



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

137 Martin Crossing Manor NE
Calgary, Alberta

MLS # A2260814



\$524,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,202 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot		

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

Inclusions: NA

Welcome to this charming 2-storey detached home in the heart of Martindale, featuring a double detached garage and a fully fenced, landscaped backyard with a deck—perfect for outdoor enjoyment. The main floor offers a bright living room, spacious dining area, functional kitchen, and a convenient half bathroom. Upstairs, you’ll find three comfortable bedrooms and a full bathroom, ideal for family living. The basement includes an illegal suite with a separate side entrance, offering a bedroom, full bathroom, kitchen, and living area—perfect for extended family or rental potential. Located just steps away from schools, playgrounds, and within close proximity to the train station, this home combines comfort, functionality, and convenience.