



GRASSROOTS
REALTY GROUP

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

**48 Martin Crossing Court NE
Calgary, Alberta**

MLS # A2262242



\$369,000

Division:	Martindale		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	963 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 498
Basement:	Finished, Full, Separate/Exterior Entry	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d45
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Separate Entrance		

Inclusions: In-Basement, Washer Dryer, refrigerator, Microwave, Blinds

Welcome to this well-maintained bungalow located in the established and family-friendly community of Martindale, offering incredible value and convenience. This private gated complex is within walking distance to schools, playgrounds, parks, the train station, shopping, and more. The main floor features a bright and functional layout with a spacious living room with bay windows, a kitchen, dining area, 4-piece bath, laundry, and two generous bedrooms. The fully finished basement (illegal suite) includes a separate entrance, two additional bedrooms, a kitchenette, its own laundry, and a full bathroom—ideal for extended family or guests. Enjoy your private backyard deck and the convenience of two parking stalls. This property is a great opportunity for first-time buyers or investors looking for a home in a prime location.