



GRASSROOTS
REALTY GROUP

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

181 Martin Crossing Way NE
Calgary, Alberta

MLS # A2266293



\$399,999

Division:	Martindale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	804 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Subfloor	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters		

Inclusions: n/a

Great opportunity for renovators, investors, or anyone looking to create their dream home! This detached bi-level offers a solid foundation and excellent potential with 3 bedrooms and 2 full bathrooms. All flooring has been removed, making it ready for a full renovation — the perfect blank canvas to design and finish exactly to your taste. The bright bi-level layout features large windows on both levels, providing plenty of natural light throughout. The upper floor offers spacious living and dining areas, while the lower level has generous room for future development or suite potential (subject to city approvals). Situated on a good-sized lot in an established neighborhood, this property offers great value and endless possibilities. Bring your vision and make this home shine again! Home is being sold as-is.