



GRASSROOTS
REALTY GROUP

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8 Martin Crossing Crescent NE Calgary, Alberta

MLS # A2267954



\$529,900

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,210 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home		

Inclusions: n/a

Fully Finished (Illegal Suite) | Separate Entrance | 3 Bedrooms Up | Double Detached Garage | Bay Window | Open Floor Plan | Some Newer Appliances | Prime Location Near Schools, Transit & LRT. Welcome to your beautifully maintained 2-storey family home nestled in the vibrant community of Martindale NE! This charming property offers exceptional value with a fully finished basement (illegal suite) and a separate side entrance — perfect for extended family living or additional income potential. The main level features a bright and open floor plan with a spacious living room highlighted by a large bay window, filling the space with natural light. The kitchen is equipped with ample cabinetry, updated appliances, and a dedicated dining area that's perfect for family meals. A convenient 2pc bathroom completes the main floor. Head upstairs to discover 3 generous bedrooms and a 4pc bathroom. The primary bedroom offers plenty of closet space and room for a full furniture set, while the secondary bedrooms are ideal for children, guests, or a home office. The basement suite (illegal) is fully developed with a kitchenette, spacious living area, bedroom, and 3pc bath — ideal for guests or tenants. Enjoy fresh paint throughout, updated flooring, and well-maintained mechanical systems, ensuring a move-in-ready home. Outside, the fully fenced backyard provides privacy and space for kids or pets to play, while the double detached garage with rear lane access adds secure year-round parking and storage. Located just minutes from schools, shopping centres, parks, playgrounds, bus routes, and the LRT, this home combines comfort, convenience, and community living. Don't miss this incredible opportunity — book your private showing today.

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