



**173 Martin Crossing Crescent NE
Calgary, Alberta**

MLS # A2296291



\$559,900

Division:	Martindale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,438 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NONE

Discover this stylish, well-maintained home in the heart of Martindale—perfect for families and commuters alike. Recent upgrades include a 2021 roof on both the house and garage, giving you long-term peace of mind. With four bedrooms and two full bathrooms, the layout offers flexible living options in a prime location just steps from the Martindale C-Train Station, Genesis Centre, Dashmesh Culture Centre, and nearby K‐9 and high schools. The main level feels bright and airy with its vaulted ceiling, open layout, and crisp white kitchen overlooking a spacious living area. Large bay windows bring in beautiful natural light, while the dining space creates a warm setting for everyday meals or hosting friends. Upstairs features three comfortable bedrooms and a full 4-piece bathroom. The walk-out lower level adds even more versatility with hardwood flooring, a second full bathroom, and direct access to the fenced backyard. The basement includes a fourth bedroom with a walk-in closet and finished drywall—just add a door to complete the space for guests, teens, or a home office. Outside, enjoy a sunny deck and an insulated double detached garage equipped with 220V power—ideal for a workshop or EV charging. With R-CG zoning, this property also offers exciting potential for future suite development.