



**28 Martin Crossing Rise NE
Calgary, Alberta**

MLS # A2301034



\$450,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,132 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, On Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

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

Inclusions: Strage Shed

Best Value Detached Home on an unbeatable location WALKING DISTANCE TO MARTINDALE C-TRAIN STATION. Welcome to this lovingly maintained two-storey detached home offering 3 bedrooms and 1.5 bathrooms in one of NE Calgary's most sought after community of Martindale. Step inside to a bright and inviting open-concept living and dining area filled with natural light perfect for both everyday living and entertaining. The spacious kitchen offers stainless steel appliances, ample cabinetry and room for a breakfast nook. A convenient 2-piece bathroom is also located on the main floor. Upstairs, you'll find a generously sized primary bedroom along with two additional bedrooms offering comfort and flexibility for families. A full 4-piece bathroom serves this level. This home also offers a SIDE ENTRANCE to the basement ideal for future development, added privacy or potential suite opportunities (subject to city approval). The partially finished basement further enhances this potential and is ready for your personal touch. Recent exterior upgrades include a NEWER ROOF (2020) and NEWER SIDING (2020) offering added peace of mind. Enjoy the fully fenced, low-maintenance backyard perfect for relaxing or entertaining. The property also offers a dedicated parking space along with ample street parking. Located close to Crossing Park K-9 School, parks, shopping, public transit, and major routes, this home offers exceptional convenience and value for first-time buyers, families, or investors.