



GRASSROOTS
REALTY GROUP

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127 Martin Crossing Court NE
Calgary, Alberta

MLS # A2186953



\$419,900

Division:	Martindale		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,182 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Assigned, Stall		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Lawn, Garden, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 498
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Concrete, Veneer, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions:	N/A
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Welcome to this beautifully renovated, south-facing townhouse end unit in the sought-after gated community of Martindale NE. Bathed in natural light, this home reduces utility costs by eliminating the need for daytime lighting and extra heating, creating an energy-efficient and comfortable living space. Perfect for investors or first-time homebuyers, this 3-bedroom, 1 full bath, and 2 half baths home, with a versatile den, offers a rare blend of convenience and charm. The location is unbeatable: the Martindale C-Train Station is just a 2-minute walk, and nearby amenities include parks, shopping centers, and the Genesis Centre, which is an 8-minute drive away. This quiet neighborhood even brings the charm of birds chirping in the mornings. This home has been extensively upgraded with modern features, including: • New cabinets, backsplash tiles, and quartz countertops and new floor in the kitchen. • Upgraded appliances, including a new stove and microwave. • Contemporary light fixtures throughout. • New toilets, sinks, faucets, baseboards, and plumbing under all sinks. • New composite deck and fresh switch plates and duct covers. • High-Efficiency Furnace (serviced in November 2024). The basement, featuring new carpeting, provides a spacious bonus room that can serve as a den, study, or even an additional bedroom, as used by the current owner. The master bedroom is generously sized and enhanced by a beautiful bay window, offering serene views. Two parking stalls are conveniently located right outside the unit, and the bus stop is just steps away at the complex entrance. Families will love the nearby park for summer evenings, while adults and children alike can enjoy the activities at the Genesis Centre. With easy access to major highways and a peaceful neighbourhood atmosphere, this home offers a perfect blend of

style, comfort, and location. Don't miss out on this exceptional opportunity—schedule a showing with your favorite realtor today!