



GRASSROOTS
REALTY GROUP

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**91 Martin Crossing Close NE
Calgary, Alberta**

MLS # A2209476



\$549,900

Division:	Martindale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	797 sq.ft.	Age:	1997 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Private, R		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan		

Inclusions: Basement: Refrigerator, Stove, Washer, Dryer, Window Coverings

***\$10K PRICE IMPROVEMENT!!!!**
Fantastic well maintained DETACHED Property with beautiful LEGAL SUITE in Martindale on QUIET STREET FOR UNDER \$550k!!! This is a great opportunity for an investor or maybe someone that wants to rent out the basement to supplement the mortgage payments. The Sellers have went through the hassle of legalizing the basement secondary suite SO YOU DON'T HAVE TO! Did I mention there is a DOUBLE DETACHED GARAGE! You will have NO PROBLEM renting this property out. Maybe you prefer public transportation. It's ONLY A 10 MINUTE WALK TO THE WEST WIND C-TRAIN STATION! The OPEN LAYOUT of the main level with VAULTED CEILINGS will please even the most finicky tenant! Expect LONG TENANCY in the basement suite with the MASSIVE BEDROOM, LARGE EGRESS WINDOWS AND 9FT CEILINGS. The living room carpet and linoleum has been replaced in 2024 and a glass shower door has been installed in the bathroom and bathroom sink replaced recently. The ROOF SHINGLES WERE CHANGED IN 2024. THE PROPERTY BRINGS IN ALMOST \$3K/MONTH IN RENT! Great location walking distance from Crossing Park School(K-9) and large green space. It's close to Castleridge Canadian Superstore & the Calgary International Airport.