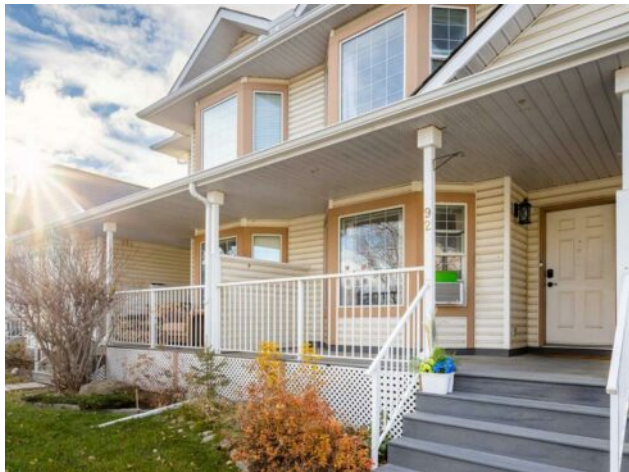


92 Martin Crossing Court NE Calgary, Alberta

MLS # A2178538



\$399,999

Division:	Martindale		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,410 sq.ft.	Age:	1994 (30 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Plug-In, Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 464
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: None

OPEN HOUSE Saturday November 16 AND Sunday November 17 from 1pm-4pm Welcome to a remarkable Two-Story Townhome at Martin Crossing Court for UNDER \$400,000. This 3 Bed, 1 Full Bath AND 2 Half Bath, 1410 Sqft. unit offers a blend of spaciousness and practicality, perfectly suited for both investors and enthusiastic buyers. The main floor layout seamlessly integrates the living room, dining area, and a U-shaped kitchen accompanied with a new stainless-steel refrigerator and dishwasher. Completing the main level is a walk-in pantry, and a powder room. The primary bedroom features expansive Bay Windows, a generous walk-in closet and an ensuite half bathroom. Two additional bedrooms are also on the upper level, each with their own large closets and unobstructed West facing views. Completing the upper level is the 4-piece bath and a linen closet. The basement has been tastefully upgraded with new flooring and a dedicated laundry/storage room. Additionally, the home has been recently upgraded with new light fixtures, exterior siding & railings, composite deck, and a high-end Tankless Water Heater and High Efficiency Furnace system. TWO PARKING STALLS are included directly outside of this unit; alternatively if you rely on Public Transportation, the Martindale C-Train Station is a 2 minute walk away and the Bus Stop is right at the entrance to the complex. The complex itself is a GATED community with its own playground and outdoor seating area. Martin Crossing Court is within close proximity to all of the supreme amenities Martindale and NE Calgary has to offer, including Westwinds Corner Shopping Mall, Prairie Winds Park, Martindale Cricket Grounds, Martindale Off-Leash Dog Park, Dashmesh Culture Centre, and The Genesis Centre.

Copyright (c) 2024 Cord Spero. Listing data courtesy of RE/MAX Real Estate (Central). Information is believed to be reliable but not guaranteed.