

# **\$579,845 - 31 Martin Crossing Park Ne, Calgary**

MLS® #A2200188

**\$579,845**

4 Bedroom, 3.00 Bathroom, 1,151 sqft  
Residential on 0.08 Acres

Martindale, Calgary, Alberta

NEWLY painted Charming Home in Martindale  
Community Across School

This lovely home offers 3 SPACIOUS  
bedrooms upstairs, FULL bath; perfect for a  
growing family. Main floor is an Open concept.  
Living room is BRIGHT and flow seamlessly to  
dining and kitchen area. From your dining, you  
can watch your child(ren) play, run around in  
the fenced huge backyard. Deck in the  
backyard is an extension for summer  
barbeque /get together. The family's chef will  
enjoy cooking in this functional kitchen which  
comes with STAINLESS appliances. The  
DEVELOPED basement includes a cozy family  
room, an additional bedroom, and a 3-piece  
bathroom, providing extra space and comfort.  
NO NEED to rush the kid(s) in the morning for  
school, this home is LOCATED DIRECTLY  
ACROSS a school. Just a short WALK to bus  
stop and train stations, convenience at your  
doorstep. A QUICK drive will take you to  
NEARBY AMENITIES: AIRPORT, LIBRARY,  
Genesis SPORTS centre, YMCA, SHOPS,  
OUTLET Mall, BANKS, RESTAURANTS,  
MEDICAL CENTRES, HOSPITAL, making  
this an IDEAL HOME. EASY ACCESS to Metis  
Trail, Stoney Trail. Book your Showing Now.



Built in 1996

## **Essential Information**

MLS® #	A2200188
Price	\$579,845

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,151
Acres	0.08
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	31 Martin Crossing Park Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3N6

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), No Animal Ho
Appliances	Dishwasher, Dryer, Electric Refrigerator, Washer, Window
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Playground
Lot Description	Back Lane, Back Yard, Street Lighting
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame



Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 7th, 2025

Days on Market        26

Zoning                  R-C1N

### **Listing Details**

Listing Office          URBAN-REALTY.ca

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