

# \$529,999 - 93 Martin Crossing Way Ne, Calgary

MLS® #A2240675

**\$529,999**

3 Bedroom, 2.00 Bathroom, 1,454 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

**\*\* Brand New Hardie Board Siding \*\* 4 Level Split | 3 Bedrooms | 11 Foot Vaulted Ceilings | Open Floor Plan | Large Windows | Incredible Living Space | Stainless Steel Appliances | Gas Stove | Recessed Lighting | Ceiling Fans | Central Air Conditioning | Fresh Paint | New Carpet in 2 Bedrooms | New Linoleum | Basement Laundry | Fully Fenced Backyard | Double Detached Heated Garage | Rear Lane | Additional Street Parking | Close to All Amenities. Welcome to your gorgeous family home nestled in the heart of Martindale NE. The upgraded exterior has brand new hardie board siding which is hail, fire & storm resistant with a 30+ year life span. The upgrades don't end here; inside you'll find fresh paint, new linoleum in the kitchen and bathrooms, fresh carpet in 2 of the bedrooms, stainless steel appliances, a gas stove and central air conditioning! The front door opens to a foyer with closet storage and 3 steps up to the main level. The main level has an open floor plan with 11Ft vaulted ceilings and large windows that emphasize your space. The open concept living encourages a social atmosphere in this home when you are hosting your family dinners and holiday parties. The kitchen is outfitted with a gas stove, stainless steel appliances and ample cabinet storage. The dining room is centred with a ceiling fan great for airflow. Upstairs holds 3 great sized bedrooms and a 4pc bath. The primary bedroom has a walk-through closet with a cheater door to the 4pc bath. The 4pc bath**



has a tub/shower combo and single vanity with storage below. Downstairs, the walk-out lower level is built for comfort! The spacious family room has a corner gas adding warmth and comfort to this space. Head outside here to a patio perfect for BBQing. This also provides you access to the double detached garage. The lowest basement level holds a 2pc bath, the laundry room, utility room and great storage space. The heated double detached garage with rear lane access provides you with parking for 2 vehicles year round. Additional street parking is also readily available at the front of the home. The location here can't be beat; close to transit, parks, playgrounds and all amenities - this home has everything within minutes! Hurry and book your showing today!

Built in 1998

### **Essential Information**

MLS® #	A2240675
Price	\$529,999
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,454
Acres	0.08
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	93 Martin Crossing Way Ne
Subdivision	Martindale
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3J 3V3

### Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, On Street, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	High Ceilings, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Gas Stove
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

### Exterior

Exterior Features	Lighting, Rain Gutters
Lot Description	Back Lane, Back Yard, Lawn, Rectangular Lot, Interior Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	July 24th, 2025
Days on Market	2
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX Crown
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