# \$524,900 - 12 Martin Crossing Bay Ne, Calgary

MLS® #A2207765

#### \$524,900

4 Bedroom, 3.00 Bathroom, 1,112 sqft Residential on 0.07 Acres

Martindale, Calgary, Alberta

Welcome Home!

This beautifully maintained residence, built in 1999 and recently renovated, is located in the prestigious community of Martindale NE. The home features four bedrooms (three upstairs and one in the finished basement) and 2.5 bathrooms.

The upgraded kitchen is a standout, featuring elegant granite countertops, a dual sink, and an additional storage cabinet in the dining area. A stylish glass door helps contain cooking aromas, ensuring a fresh atmosphere throughout the home. The Home is further enhanced with modern lighting and upgraded carpets, creating a warm and inviting space.

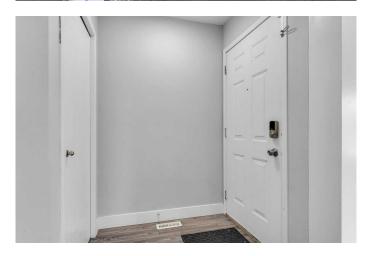
The fully finished basement includes a spacious living area, a full bedroom, and a complete bathroom, making it perfect for guests or family. The upstairs hosts three generously sized bedrooms, accompanied by a full bathroom.

Natural light floods the home through numerous windows, enhancing the bright and airy feel. Step outside to enjoy the private, fully fenced backyard, which boasts a huge deckâ€"ideal for entertaining or relaxing. The backyard also includes a convenient storage shed.

Recent upgrades include a new hot water tank







and furnace, both replaced in 2017. This home offers everything you need and is the best-priced option in Martindale NE.

Conveniently located within walking distance of Saddletown Train Station, bus stops, Genesis Centre, and shopping centers, this residence provides easy access to all essential amenities.

Don't miss out on this opportunityâ€"call now to schedule a viewing!

Built in 1999

## **Essential Information**

MLS® # A2207765 Price \$524,900

Bedrooms 4

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,112

Acres 0.07

Year Built 1999

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

# **Community Information**

Address 12 Martin Crossing Bay Ne

Subdivision Martindale

City Calgary

County Calgary
Province Alberta

Province Alberta

Postal Code T3J 3Y1

#### **Amenities**

Parking Spaces 2

Parking Off Street

#### Interior

Interior Features No Animal Home, No Smoking Home

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Cul-De-Sac, Landscaped, Low Maintenance

Landscape

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed April 1st, 2025

Days on Market 10

Zoning R-CG

### **Listing Details**

Listing Office PREP Realty

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