

\$549,900 - 27 Martin Crossing Close Ne, Calgary

MLS® #A2216239

\$549,900

3 Bedroom, 3.00 Bathroom, 1,190 sqft

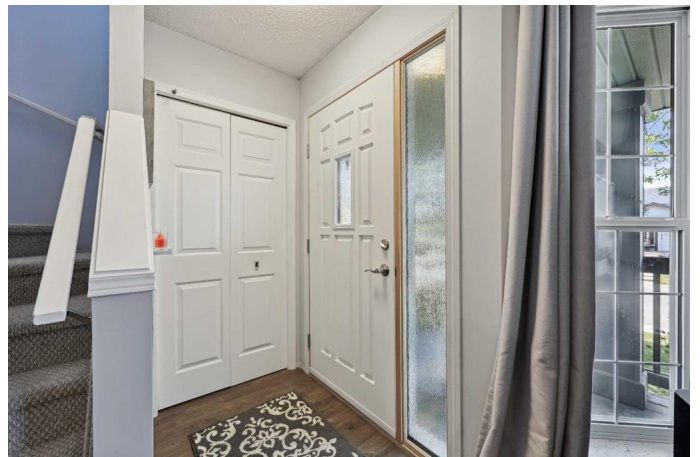
Residential on 0.08 Acres

Martindale, Calgary, Alberta

This well-maintained 3+1 bedroom, 2 full bathroom home in Martindale offers 1,775 sq. ft. of developed living space, ideal for multigenerational families or buyers seeking flexibility. The east-facing front porch opens to a bright living room with large windows and views of mature trees that provide privacy. The kitchen includes stainless steel appliances, plenty of pantry storage, and sliding doors that lead to a covered balcony with privacy screens. The sink overlooks a west-facing backyard, offering a clear view of outdoor areas.

The upper level features two spacious secondary bedrooms, a full bathroom, and a primary bedroom with a large closet. The fully finished basement adds valuable living space with a fourth bedroom, an additional full bathroom, and a large open area for recreation or relaxation. The lower level includes roughed-in electrical for a future kitchenette, and a stairway window allows for easy conversion to a separate entrance—perfect for extended family or potential rental use.

The west-facing backyard provides ample space for outdoor activities, while the detached double garage offers secure parking and storage. Recent updates include fresh paint and new flooring, making the home move-in ready. Conveniently located close to schools, parks, transit, and places of worship, this home offers practical living in a



well-connected community.

Built in 1996

Essential Information

MLS® #	A2216239
Price	\$549,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,190
Acres	0.08
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	27 Martin Crossing Close Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3R5

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	No Smoking Home, Pantry, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2025
Days on Market	22
Zoning	R-CG

Listing Details

Listing Office	Greater Property Group
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