

# **\$564,900 - 31 Martin Crossing Park Ne, Calgary**

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MLS® #A2200188

**\$564,900**

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                         \$564,900

|                |             |
|----------------|-------------|
| 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<br>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                111  
Zoning                              R-C1N

**Listing Details**

Listing Office                    URBAN-REALTY.ca

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