



## 92 Martin Crossing Court Calgary Alberta

\$399,999

\*\*\*OPEN HOUSE Saturday November 16 AND Sunday November 17 from 1pm-4pm\*\*\* Welcome to a remarkable Two-Story Townhome at Martin Crossing Court for UNDER \$400,000. This 3 Bed, 1 Full Bath AND 2 Half Bath, 1410 Sqft. unit offers a blend of spaciousness and practicality, perfectly suited for both investors and enthusiastic buyers. The main floor layout seamlessly integrates the living room, dining area, and a U-shaped kitchen accompanied with a new stainless-steel refrigerator and dishwasher. Completing the main level is a walk-in pantry, and a powder room. The primary bedroom features expansive Bay Windows, a generous walk-in closet and an ensuite half bathroom. Two additional bedrooms are also on the upper level, each with their own large closets and unobstructed West facing views. Completing the upper level is the 4-piece bath and a linen closet. The basement has been tastefully upgraded with new flooring and a dedicated laundry/storage room. Additionally, the home has been recently upgraded with new light fixtures, exterior siding & railings, composite deck, and a high-end Tankless Water Heater and High Efficiency Furnace system. TWO PARKING STALLS are included directly outside of this unit; alternatively if you rely on Public Transportation, the Martindale C-Train Station is a 2 minute walk away and the Bus Stop is right at the entrance to the complex. The complex itself is a GATED community with its own playground and outdoor seating area. Martin Crossing Court is within close proximity to all of the supreme amenities Martindale and NE Calgary has to offer, including Westwinds Corner Shopping Mall, Prairie Winds Park, Martindale Cricket Grounds, Martindale Off-Leash Dog Park, Dashmesh Culture Centre, and The Genesis Centre. (id:6769)

Primary Bedroom 11.08 Ft x 15.50 Ft

Bedroom 8.33 Ft x 11.83 Ft

Bedroom 7.58 Ft x 13.83 Ft

4pc Bathroom 5.08 Ft x 8.83 Ft

2pc Bathroom 4.92 Ft x 5.08 Ft

Bonus Room 16.33 Ft x 16.83 Ft

Family room 16.42 Ft x 28.58 Ft

Dining room 8.42 Ft x 13.42 Ft

Family room 11.08 Ft x 13.58 Ft

Kitchen 7.83 Ft x 8.58 Ft

Living room 11.08 Ft x 15.50 Ft

2pc Bathroom 4.83 Ft x 5.17 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

<https://www.kylegillespie.ca/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)