



# 92 Martin Crossing Court Calgary Alberta

\$399,999

Welcome to 92 Martin Crossing Court NE, a beautifully maintained 3-bedroom, 1 full and 2 half bath townhouse in the heart of Martindale, NE Calgary. This home exudes pride of ownership and is perfect for families, first-time buyers, and investors. Situated in a gated complex, you'll enjoy security, peace of mind, and low condo fees, all managed by a great property management team. This well-maintained complex is pet friendly and has a small park for children. The interior boasts a spacious layout with a partially finished basement perfect for a home gym, office or family room. The basement is also offering additional living space with rough-in plumbing, ready for your finishing touches. Recent upgrades include light fixtures, faucets, hood fan, Dishwasher, Refrigerator, a tankless water heater 2022 and a high-efficient furnace 2022, ensuring your utility bills stay low. Step outside to your private composite deck, ideal for summer BBQs and relaxing evenings. The Martindale community is known for its family-friendly atmosphere, with several top-rated schools nearby like Crossing Park School K-9 (2 min away) and Nelson Mandela High School Gr. 10 - 12 (6 min away), making morning drop-offs a breeze. Enjoy the convenience of being just walking distance from parks, playgrounds, 7/11, Gas station, and banks like BMO and ATB. It is minutes away from grocery stores like Superstore and restaurants. Places of worship - gurudwara, church, mosque, and temple are all minutes away. Commuters will appreciate the easy access to the C-train and bus stop, making trips downtown or across the city quick and stress-free. With two dedicated parking stalls, you'll never have to worry about finding a spot. Don't miss out on this opportunity to own a home in one of NE Calgary's most sought-after communities! Schedule your viewing today and experience the charm of 92 Martin Crossing Court NE fo...

2pc Bathroom 4.92 Ft x 5.08 Ft

4pc Bathroom 4.92 Ft x 8.75 Ft

Bedroom 7.58 Ft x 13.92 Ft

Bedroom 8.25 Ft x 11.75 Ft

Primary Bedroom 11.08 Ft x 15.42 Ft

Recreational, Games room 16.33 Ft x 28.58 Ft

2pc Bathroom 4.75 Ft x 5.08 Ft

Breakfast 8.42 Ft x 13.50 Ft

Dining room 11.08 Ft x 11.58 Ft

Living room 11.17 Ft x 15.42 Ft

Kitchen 7.83 Ft x 10.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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