

\$574,900 - 173 Martin Crossing Crescent Ne, Calgary

MLS® #A2211391

\$574,900

4 Bedroom, 2.00 Bathroom, 1,473 sqft

Residential on 0.08 Acres

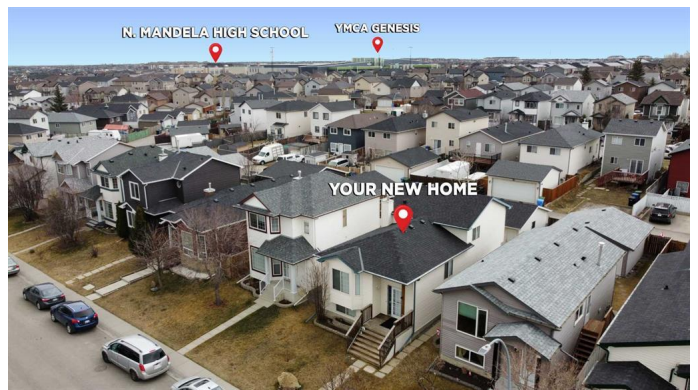
Martindale, Calgary, Alberta

Welcome to this family-friendly home in the heart of Martindale. Recent updates include a new roof (2021) on both the house and garage, offering peace of mind for years to come. With four bedrooms and two full bathrooms, this well-kept home provides flexible living space in an ideal location—just minutes from the Martindale C-Train Station, Genesis Centre, and Dashmesh Culture Centre, and walking distance to public K 9 and high schools.

The main level features a vaulted ceiling with a bright white kitchen that opens to a spacious living area, complete with large bay windows that fill the space with natural light. A cozy dining area sits just off the kitchen—perfect for family meals or entertaining.

Upstairs, youâ€™ll find three well-sized bedrooms and a full 4-piece bathroom. The walk-out lower level includes hardwood flooring, a second full bathroom, and direct access to the fenced backyard. Downstairs, the fourth bedroom includes a walk-in closet and painted drywall—just add a door to personalize the space for guests, family, or a home office.

Outside, enjoy a backyard deck and an insulated double detached garage with 220V power, ideal for a workshop or EV charging. The garage opens to a paved alley, with plenty of street parking out front. The property is



zoned R-CG, offering excellent potential for future suite development (subject to city approval).

Built in 1998

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2211391 |
| Price | \$574,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,473 |
| Acres | 0.08 |
| Year Built | 1998 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|---------------------------------|
| Address | 173 Martin Crossing Crescent Ne |
| Subdivision | Martindale |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3J 3T1 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 2 |
| Parking | 220 Volt Wiring, Double Garage Detached, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home |
| Appliances | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |

| | |
|--------------|--------------------------|
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Back Lane, Back Yard, Front Yard, Private, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 17th, 2025 |
| Days on Market | 13 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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