

\$509,000 - 67 Martin Crossing Park Ne, Calgary

MLS® #A2210273

\$509,000

2 Bedroom, 3.00 Bathroom, 988 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

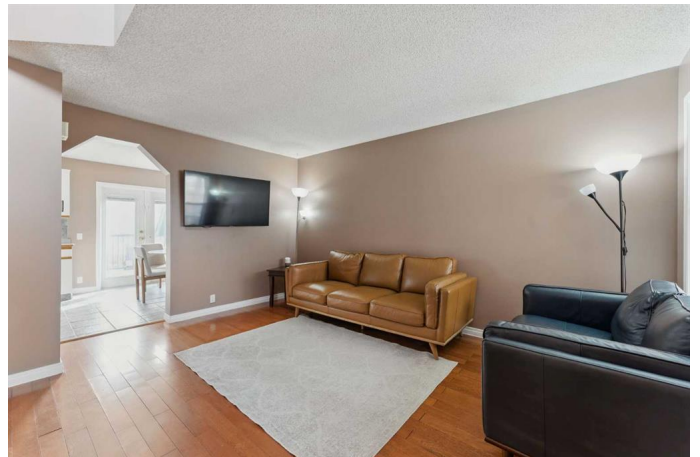
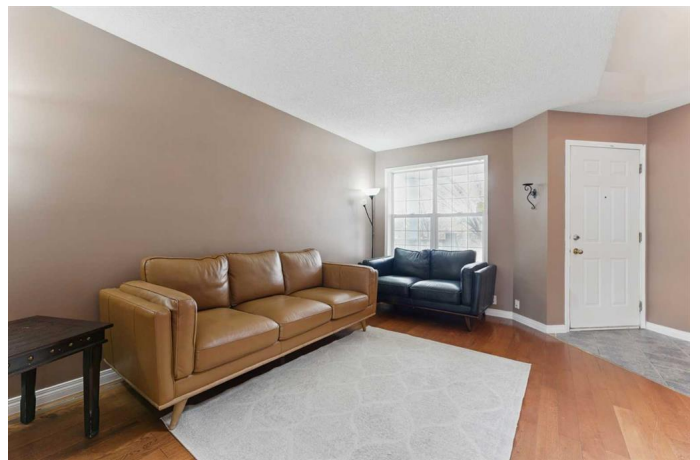
Welcome to this charming 2-storey detached home with a double attached garage, ideally situated across from a school and playground – perfect for families! This well-maintained property offers a functional layout ideal for first-time buyers or small families.

The main floor features a spacious living room with soaring vaulted ceilings, creating a bright and inviting space to unwind. The kitchen offers ample room for preparing family meals and entertaining, with a dining area conveniently adjacent. Step out to your sunny south-facing backyard – the perfect spot to enjoy summer BBQs and watch the kids play. Plus, the paved back alley keeps things neat and accessible year-round.

Upstairs, you’ll find a generously sized primary bedroom with a 4-piece bathroom, along with a second large bedroom offering plenty of comfort and space.

The fully developed basement includes a studio illegal suite (currently vacant), which was previously rented for \$800/month plus 30% of utilities. While the suite is currently illegal, the City has approved development permits and a side entry("subject to extension for approval and permitting by the city/municipality"), giving you the opportunity to legalize it and add long-term value to your investment.

Bonus: the roof and portions of the siding are



scheduled to be replaced, fully covered by insurance â€” offering peace of mind and added value.

With just over a 5 minute walk to transit this home truly offers excellent value and flexibility, whether youâ€™re looking to live in or invest.

Donâ€™t miss this opportunity â€” the possibilities are endless!

Built in 1995

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2210273 |
| Price | \$509,000 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 988 |
| Acres | 0.08 |
| Year Built | 1995 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------------|
| Address | 67 Martin Crossing Park Ne |
| Subdivision | Martindale |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3J 3N7 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home |
| Appliances | Dishwasher, Dryer, Garage Control(s), Microwave, Range, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard, Storage |
| Lot Description | Back Lane, Back Yard, Landscaped, Level, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 20 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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