

# \$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

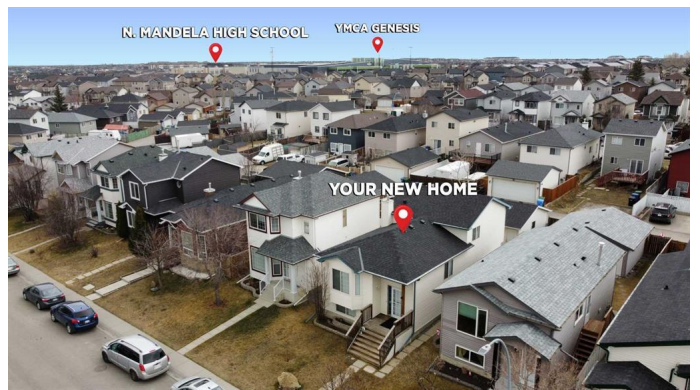
Martindale, Calgary, Alberta

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, you'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	2
Zoning	R-CG

### **Listing Details**

Listing Office	2% Realty
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