

\$559,900 - 91 Martin Crossing Close Ne, Calgary

MLS® #A2209476

\$559,900

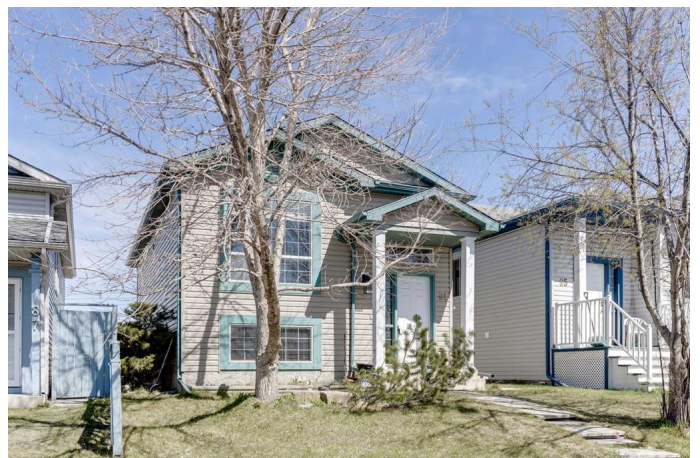
3 Bedroom, 2.00 Bathroom, 797 sqft

Residential on 0.07 Acres

Martindale, Calgary, Alberta

***OPEN HOUSE SATURDAY MAY 17TH
2PM-4PM*** Fantastic well maintained
DETACHED Property with beautiful LEGAL
SUITE in Martindale on QUIET STREET FOR
UNDER \$560k!!! This is a great opportunity for
an investor or maybe someone that wants to
rent out the basement to supplement the
mortgage payments. The Sellers have went
through the hassle of legalizing the basement
secondary suite SO YOU DONÂ€™T HAVE
TO! Did I mention there is a DOUBLE
DETACHED GARAGE! You will have NO
PROBLEM renting this property out. Maybe
you prefer public transportation. ItÂ€™s ONLY
A 10 MINUTE WALK TO THE WEST WIND
C-TRAIN STATION! The OPEN LAYOUT of
the main level with VAULTED CEILINGS will
please even the most finicky tenant! Expect
LONG TENANCY in the basement suite with
the MASSIVE BEDROOM, LARGE EGRESS
WINDOWS AND 9FT CEILINGS. The living
room carpet and linoleum has been replaced
in 2024 and a glass shower door has been
installed in the bathroom and bathroom sink
replaced recently. The ROOF SHINGLES
WERE CHANGED IN 2024. THE PROPERTY
BRINGS IN ALMOST \$3K/MONTH IN RENT!
Great location walking distance from Crossing
Park School(K-9) and large green space.
ItÂ€™s close to Castleridge Canadian
Superstore & the Calgary International Airport.

Built in 1997



Essential Information

MLS® #	A2209476
Price	\$559,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	797
Acres	0.07
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	91 Martin Crossing Close Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3S2

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Laminate Counters, Open Floorplan
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Private, Rectangular Lot

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 8th, 2025
Days on Market	41
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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