

# **\$399,000 - 78 Martin Crossing Court Ne, Calgary**

---

MLS® #A2195615

**\$399,000**

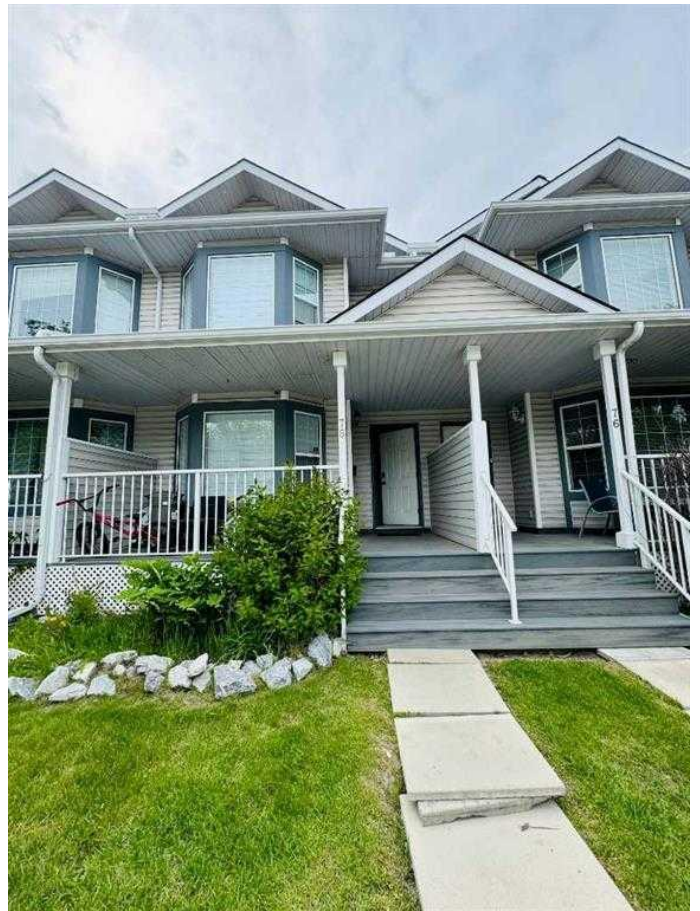
3 Bedroom, 3.00 Bathroom, 1,078 sqft  
Residential on 0.03 Acres

Martindale, Calgary, Alberta

**\*\*\*LOCATION, LOCATION, LOCATION!!!**

FULLY renovated , fully upgraded with all show home touches, well taken care of three bedroom townhome in heart of Martindale community. with a west facing private backyard. As soon as you walk into the spacious front foyer you will notice pride of ownership. This unit boasts a large living room with bay window, 2.5 baths, spacious kitchen and dining room. The second floor boasts 2 large bedrooms - each with walk-in closets, with the primary bedroom having a large bay window. The lower level has been professionally developed with a third bedroom and large rec area and 3 PC full bathroom. Enjoy sitting out on a warm night on the covered front porch or choose to sit out in the sunny west facing private fully fenced backyard. This unit also comes with 2 parking stalls, conveniently right out the front door! This gated townhouse complex has a security gate, its own private playground, is right across from Crossing Park junior high school & steps away from public transit. Front porch upgraded with composite decking and aluminium rail. Directions: This is a gated complex. once in take first right follow road around corner and unit 78 is a bit farther on the right. you can park in front in parking 103 or 104 or in any visitor parking. Book your showing today with your realtor for this Gem.

Built in 1994



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2195615      |
| Price          | \$399,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,078         |
| Acres          | 0.03          |
| Year Built     | 1994          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 78 Martin Crossing Court Ne |
| Subdivision | Martindale                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3J 3P3                     |

## Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Park, Parking, Playground, L |
| Parking Spaces | 2                            |
| Parking        | Stall                        |

## Interior

|                   |                               |
|-------------------|-------------------------------|
| Interior Features | No Smoking Home, Pantry, C    |
| Appliances        | Dishwasher, Electric Stove, F |
| Heating           | Forced Air                    |
| Cooling           | None                          |
| Has Basement      | Yes                           |
| Basement          | Finished, Full                |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Playground, Awning(s), Covered Courtyard |
| Lot Description   | Back Yard, Few Trees                     |



|              |                                    |
|--------------|------------------------------------|
| Roof         | Asphalt Shingle                    |
| Construction | Concrete, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                    |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 19th, 2025 |
| Days on Market | 74                  |
| Zoning         | M-CGD45             |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.