

\$549,900 - 91 Martin Crossing Close Ne, Calgary

MLS® #A2239208

\$549,900

3 Bedroom, 2.00 Bathroom, 797 sqft

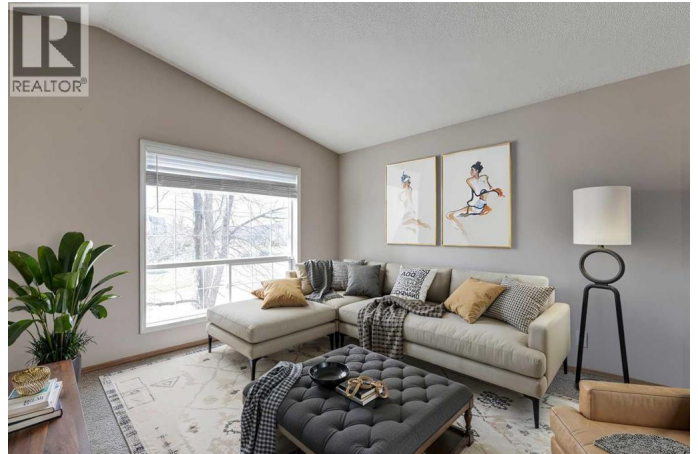
Single Family on 0.07 Acres

Martindale, Calgary, Alberta

Fantastic well maintained FULLY RENTED DETACHED Property with beautiful LEGAL SUITE in Martindale on QUIET STREET FOR UNDER \$550k!!! This is a great opportunity for an investor to acquire a TURN KEY RENTAL PROPERTY! Both tenants have been thoroughly screened. The Sellers have went through the hassle of legalizing the basement secondary suite SO YOU DON'T HAVE TO! Did I mention there is a DOUBLE DETACHED GARAGE! You will have NO PROBLEM renting this property out. in the future. It'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. Great location walking distance from Crossing Park School(K-9) and large green space. It's close to Castleridge Canadian Superstore & the Calgary International Airport. (id:6289)

Built in 1997

Essential Information



Listing #	A2239208
Price	\$549,900
Bedrooms	3
Bathrooms	2.00
Square Footage	797
Acres	0.07
Year Built	1997
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	91 Martin Crossing Close Ne
Subdivision	Martindale
City	Calgary
Province	Alberta
Postal Code	T3J3S2

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Window Coverings
Heating	Forced air
Cooling	None
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped, Lawn
Foundation	Poured Concrete

Listing Details

Listing Office	eXp Realty
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