

# \$380,000 - 112 Martin Crossing Court Ne, Calgary

MLS® #A2257871

**\$380,000**

3 Bedroom, 3.00 Bathroom, 1,397 sqft

Single Family on 0.03 Acres

Martindale, Calgary, Alberta

Welcome to this rare gated tranquil community of Martindale. A fantastic layout for a small family with updated kitchen and granite counter tops. New LVP and tile flooring throughout. This 3 bedroom townhouse is a great 1st home for your family. The basement is open to development for another bedroom and roughed in for 4th bathroom. 3 large bedrooms with ensuite in the master bedroom and walk-in closets. All SS appliances and gas stove. along with a walking pantry for all your storage. 2 assigned parking stalls for Ma and Pop conveniently just a step from the front door. Large 17' covered porch out the front steps. Great for relaxing in the shade. A beautiful and quite community where everyone respects their neighbors. Built for quality, this home is virtually sound proof with no noise from your neighbors. Conveniently across from Crossing Park School. Martindale C-Train station just around the corner for that easy commute. This unit is situated far away from the C-Train rails within the complex, you do not hear the sounds of the tracks. Easy access to McKnight and Metis Trail, Superstore and Westwinds. Newly laid patio stones in the south facing back yard to enjoy that hot hot sun. Beautifully landscaped with care with play area for the kids. You will see respectful children out and about playing with all the neighborhood kids. Safe and secure. \*\*Home business where living room is will be remediated to restore living room conditions.\*\* (id:6289)



Built in 1994

## Essential Information

Listing #	A2257871
Price	\$380,000
Bedrooms	3
Bathrooms	3.00
Half Baths	2
Square Footage	1,397
Acres	0.03
Year Built	1994
Type	Single Family
Sub-Type	Bare Land Condo

## Community Information

Address	112 Martin Crossing Court Ne
Subdivision	Martindale
City	Calgary
Province	Alberta
Postal Code	T3J3P3

## Amenities

Amenities	Playground, Schools, Shopping
Features	PVC window, No Animal Home, No Smoking Home, Parking
Parking Spaces	2

## Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Microwave Range Hood Combo, Window Coverings, Washer & Dryer
Heating	Forced air
Cooling	None
# of Stories	2

## Exterior

Exterior	Vinyl siding
Exterior Features	Garden Area, Landscaped
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office

CIR Realty



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