



THE
A-TEAM

**RE/MAX
FIRST**

78 MARTIN CROSSING Court, Calgary T3J 3P3

MLS®#: **A2158137**

Area: **Martindale**

Listing Date: **08/15/24**

List Price: **\$444,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1994**

Lot Information

Lot Sz Ar: **1,495 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,078**
Low Sqft:
Ttl Sqft: **1,078**

DOM

34
Layout
Beds: **3 (2 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Yard,Few Trees**
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Awning(s),Covered Courtyard,Playground**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Humidifier,Refrigerator,Washer/Dryer**
Int Feat: **No Smoking Home,Pantry,Quartz Counters**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|----------------------|----------|----------------|--------------|----------|----------------|
| 2pc Bathroom | Main | 5`0" x 5`1" | Dining Room | Main | 8`5" x 11`4" |
| Kitchen | Main | 8`11" x 10`0" | Living Room | Main | 11`1" x 14`11" |
| 4pc Bathroom | Upper | 5`0" x 9`6" | Bedroom | Upper | 10`11" x 10`0" |
| Bedroom - Primary | Upper | 10`11" x 15`1" | 3pc Bathroom | Basement | 4`11" x 8`0" |
| Bedroom | Basement | 11`2" x 9`6" | Living Room | Basement | 10`1" x 12`6" |
| Furnace/Utility Room | Basement | 5`4" x 13`0" | | | |

Legal/Tax/Financial

| | | |
|----------------------------|--|---------------------------|
| Condo Fee: \$462 | Title: Fee Simple Fee Freq: Monthly | Zoning: M-CGd45 |
| Legal Desc: | 9412095 | |

Remarks

Pub Rmks: ****OPEN HOUSE Saturday August 24 , between 12:00 to 3:00pm***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.**

Inclusions: **N/A**

Property Listed By: **Real Estate Professionals Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123