



THE
A-TEAM

**RE/MAX
FIRST**

92 MARTIN CROSSING Court, Calgary T3J 3P3

MLS®#: **A2162285**

Area: **Martindale**

Listing Date: **09/05/24**

List Price: **\$399,999**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 11-Sep**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **1,485 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Private**
Park Feat: **Stall**

DOM

13
Layout
Beds: **3 (3)**
Baths: **2.0 (1 2)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`9" x 5`1"
Dining Room	Main	11`1" x 11`7"
Kitchen	Main	7`10" x 10`8"
4pc Bathroom	Second	4`11" x 8`9"
Bedroom	Second	8`3" x 11`9"
Game Room	Basement	16`4" x 28`7"

Room	Level	Dimensions
Breakfast Nook	Main	8`5" x 13`6"
Living Room	Main	11`2" x 15`5"
2pc Ensuite bath	Second	4`11" x 5`1"
Bedroom	Second	7`7" x 13`11"
Bedroom - Primary	Second	11`1" x 15`5"

Legal/Tax/Financial

Condo Fee:
\$464

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d45

Legal Desc: **9412095**

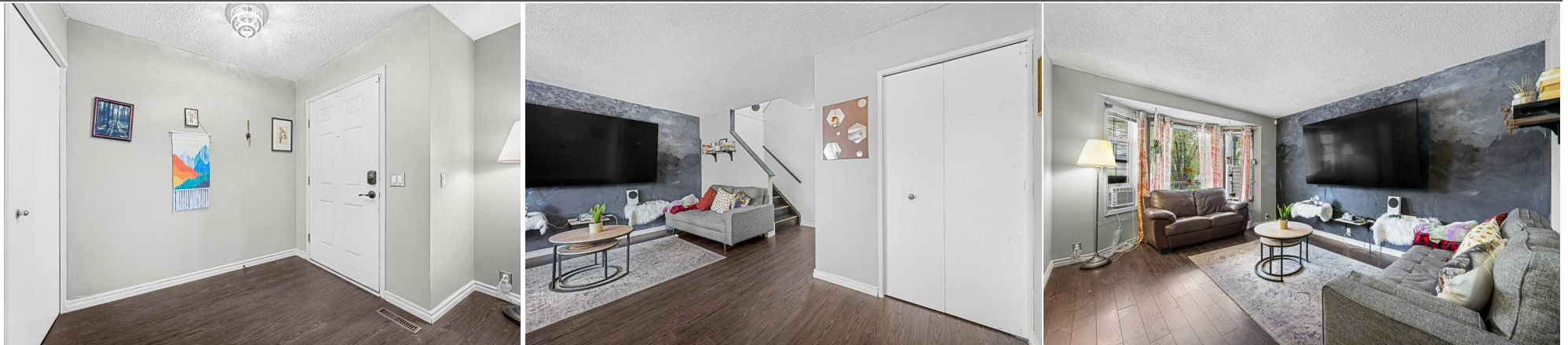
Remarks

Pub Rmks: **Welcome to 92 Martin Crossing Court NE, a beautifully maintained 3-bedroom, 1 full and 2 half bath townhouse in the heart of Martindale, NE Calgary. This home exudes pride of ownership and is perfect for families, first-time buyers, and investors. Situated in a gated complex, you'll enjoy security, peace of mind, and low condo fees, all managed by a great property management team. This well-maintained complex is pet friendly and has a small park for children. The interior boasts a spacious layout with a partially finished basement perfect for a home gym, office or family room. The basement is also offering additional living space with rough-in plumbing, ready for your finishing touches. Recent upgrades include light fixtures, faucets, hood fan, Dishwasher, Refrigerator, a tankless water heater 2022 and a high-efficient furnace 2022, ensuring your utility bills stay low. Step outside to your private composite deck, ideal for summer BBQs and relaxing evenings. The Martindale community is known for its family-friendly atmosphere, with several top-rated schools nearby like Crossing Park School K-9 (2 min away) and Nelson Mandela High School Gr. 10 - 12 (6 min away), making morning drop-offs a breeze. Enjoy the convenience of being just walking distance from parks, playgrounds, 7/11, Gas station, and banks like BMO and ATB. It is minutes away from grocery stores like Superstore and restaurants. Places of worship - gurudwara, church, mosque, and temple are all minutes away. Commuters will appreciate the easy access to the C-train and bus stop, making trips downtown or across the city quick and stress-free. With two dedicated parking stalls, you'll never have to worry about finding a spot. Don't miss out on this opportunity to own a home in one of NE Calgary's most sought-after communities! Schedule your viewing today and experience the charm of 92 Martin Crossing Court NE for yourself.**

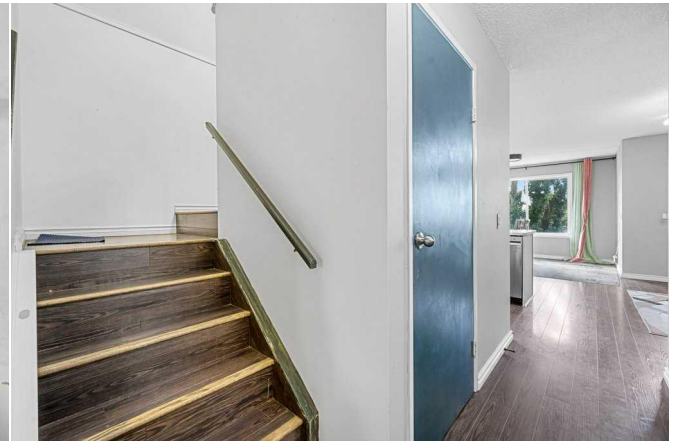
Inclusions: **Portable AC, one window AC, chest freezer, blinds, curtain rod**

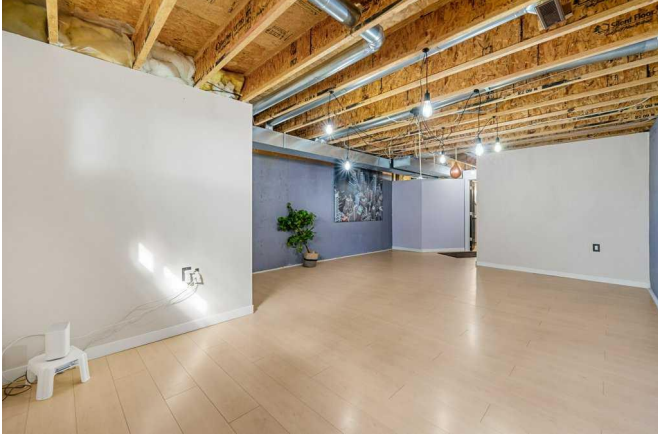
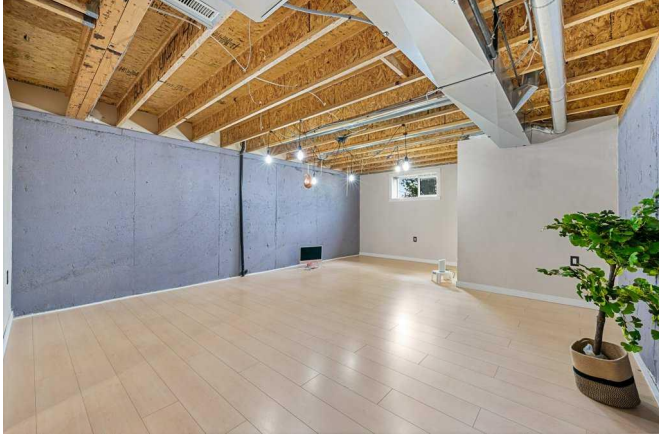
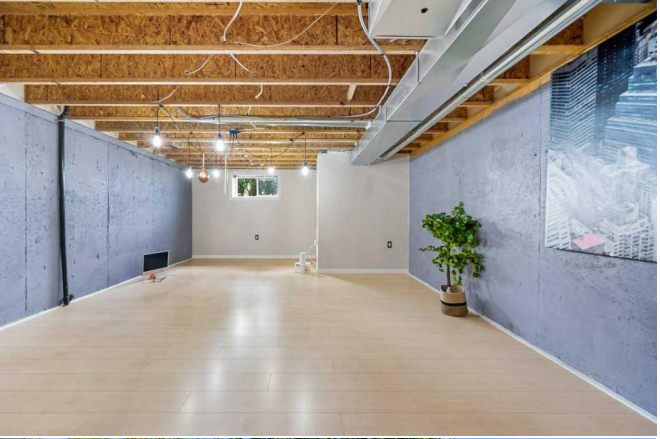
Property Listed By: **eXp Realty**

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











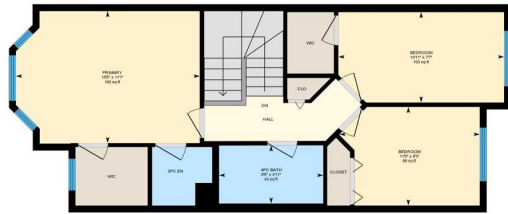
92 Martin Crossing Ct NE, Calgary, AB
Main Floor Exterior Area 738.73 sq ft



0 3 6 ft PREPARED: 2024/06/03

While regions are excluded from total floor area in IQIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

92 Martin Crossing Ct NE, Calgary, AB
2nd Floor Exterior Area 681.51 sq ft



0 3 6 ft PREPARED: 2024/06/03

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92 Martin Crossing Ct NE, Calgary, AB
Basement (Below Grade) Exterior Area 714.43 sq ft



0 3 6 ft PREPARED: 2024/06/03

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