



THE
A-TEAM

**RE/MAX
FIRST**

92 MARTIN CROSSING Court, Calgary T3J 3P3

MLS®#: **A2178538**

Area: **Martindale**

Listing Date: **11/11/24**

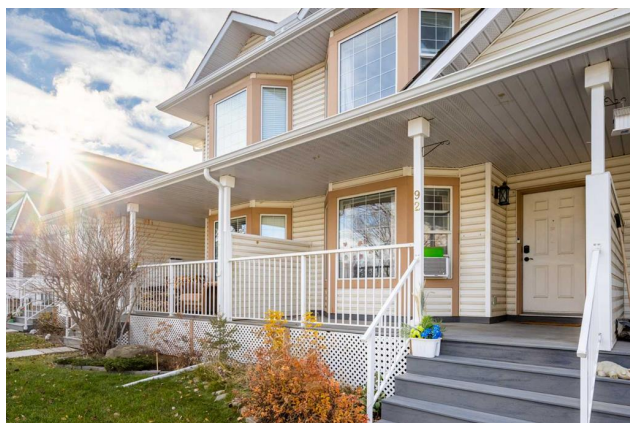
List Price: **\$399,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,410**
Low Sqft:
Ttl Sqft: **1,410**

Lot Information

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

DOM

9
Layout
Beds: **3 (3)**
Baths: **2.0 (1 2)**
Style: **Townhouse**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Yard,Garden,Landscaped**
Park Feat: **Plug-In,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Playground,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Range Hood,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	8`5" x 13`5"
Kitchen	Main	7`10" x 8`7"
2pc Bathroom	Main	4`10" x 5`2"
Bedroom	Second	8`4" x 11`10"
4pc Ensuite bath	Second	5`1" x 8`10"
Bonus Room	Basement	16`4" x 16`10"

Room	Level	Dimensions
Family Room	Main	11`1" x 13`7"
Living Room	Main	11`1" x 15`6"
Bedroom - Primary	Second	11`1" x 15`6"
Bedroom	Second	7`7" x 13`10"
2pc Bathroom	Second	4`11" x 5`1"
Family Room	Basement	16`5" x 28`7"

Legal/Tax/Financial

Condo Fee:
\$464

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **9412095**

Remarks

Pub Rmks: *****OPEN HOUSE Saturday November 16 AND Sunday November 17 from 1pm-4pm*** Welcome to a remarkable Two-Story Townhome at Martin Crossing Court for UNDER \$400,000. This 3 Bed, 1 Full Bath AND 2 Half Bath, 1410 Sqft. unit offers a blend of spaciousness and practicality, perfectly suited for both investors and enthusiastic buyers. The main floor layout seamlessly integrates the living room, dining area, and a U-shaped kitchen accompanied with a new stainless-steel refrigerator and dishwasher. Completing the main level is a walk-in pantry, and a powder room. The primary bedroom features expansive Bay Windows, a generous walk-in closet and an ensuite half bathroom. Two additional bedrooms are also on the upper level, each with their own large closets and unobstructed West facing views. Completing the upper level is the 4-piece bath and a linen closet. The basement has been tastefully upgraded with new flooring and a dedicated laundry/storage room. Additionally, the home has been recently upgraded with new light fixtures, exterior siding & railings, composite deck, and a high-end Tankless Water Heater and High Efficiency Furnace system. TWO PARKING STALLS are included directly outside of this unit; alternatively if you rely on Public Transportation, the Martindale C-Train Station is a 2 minute walk away and the Bus Stop is right at the entrance to the complex. The complex itself is a GATED community with its own playground and outdoor seating area. Martin Crossing Court is within close proximity to all of the supreme amenities Martindale and NE Calgary has to offer, including Westwinds Corner Shopping Mall, Prairie Winds Park, Martindale Cricket Grounds, Martindale Off-Leash Dog Park, Dashmesh Culture Centre, and The Genesis Centre.**

Inclusions:
Property Listed By: **None**
RE/MAX Real Estate (Central)

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





