



THE
A-TEAM

**RE/MAX
FIRST**

127 MARTIN CROSSING Court, Calgary T3J 3P3

MLS®#: **A2186953** Area: **Martindale** Listing Date: **01/10/25** List Price: **\$419,900**
 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: **1,991 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,182**
 Low Sqft:
 Ttl Sqft: **1,182**

DOM

86
Layout
 Beds: **3 (3)**
 Baths: **2.0 (1 2)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Yard,Lawn,Garden,Landscaped,Private**
 Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt** Construction: **Concrete,Veneer,Wood Frame**
 Heating: **Forced Air** Flooring: **Laminate**
 Sewer: Water Source:
 Ext Feat: **Courtyard,Playground,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **No Animal Home,No Smoking Home,Pantry,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	12`5" x 15`2"	Bedroom	Second	9`4" x 10`6"
Bedroom	Second	7`2" x 10`4"	2pc Ensuite bath	Second	4`2" x 7`2"
4pc Bathroom	Second	4`11" x 9`6"	2pc Bathroom	Main	5`1" x 5`1"
Dinette	Main	7`0" x 10`6"	Kitchen	Main	10`0" x 12`7"
Den	Basement	16`1" x 15`0"	Den	Basement	7`7" x 5`11"
Living Room	Main	13`7" x 17`9"	Laundry	Basement	4`4" x 10`0"
Storage	Basement	8`7" x 2`7"	Exercise Room	Basement	7`7" x 4`1"

Condo Fee:
\$498

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

Legal Desc: **9412095**

Remarks

Pub Rmks:

Welcome to this beautifully renovated, south-facing townhouse end unit in the sought-after gated community of Martindale NE. Bathed in natural light, this home reduces utility costs by eliminating the need for daytime lighting and extra heating, creating an energy-efficient and comfortable living space. Perfect for investors or first-time homebuyers, this 3-bedroom, 1 full bath, and 2 half baths home, with a versatile den, offers a rare blend of convenience and charm. The location is unbeatable: the Martindale C-Train Station is just a 2-minute walk, and nearby amenities include parks, shopping centers, and the Genesis Centre, which is an 8-minute drive away. This quiet neighborhood even brings the charm of birds chirping in the mornings. This home has been extensively upgraded with modern features, including:

- **New cabinets, backsplash tiles, and quartz countertops and new floor in the kitchen.**
- **Upgraded appliances, including a new stove and microwave.**
- **Contemporary light fixtures throughout.**
- **New toilets, sinks, faucets, baseboards, and plumbing under all sinks.**
- **New composite deck and fresh switch plates and duct covers.**
- **High-Efficiency Furnace (serviced in November 2024).**

The basement, featuring new carpeting, provides a spacious bonus room that can serve as a den, study, or even an additional bedroom, as used by the current owner. The master bedroom is generously sized and enhanced by a beautiful bay window, offering serene views. Two parking stalls are conveniently located right outside the unit, and the bus stop is just steps away at the complex entrance. Families will love the nearby park for summer evenings, while adults and children alike can enjoy the activities at the Genesis Centre. With easy access to major highways and a peaceful neighbourhood atmosphere, this home offers a perfect blend of style, comfort, and location. Don't miss out on this exceptional opportunity—schedule a showing with your favorite realtor today!

Inclusions:

N/A

Property Listed By:

Diamond Realty & Associates LTD.

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









