



THE
A-TEAM

**RE/MAX
FIRST**

162 MARTIN CROSSING Close, Calgary T3J 3S1

MLS®#: **A2188714**

Area: **Martindale**

Listing Date: **01/21/25**

List Price: **\$535,888**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1997**

Lot Information

Lot Sz Ar: **3,261 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached**

DOM

1

Layout

Beds: **4 (3 1)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`8" x 10`0"
Family Room	Main	17`0" x 11`9"
Bedroom	Upper	12`6" x 8`2"
Bedroom	Basement	11`5" x 8`9"
2pc Bathroom	Upper	6`10" x 2`9"

Room	Level	Dimensions
Kitchen With Eating Area	Main	10`10" x 9`9"
Bedroom - Primary	Upper	13`4" x 13`1"
Bedroom	Upper	8`10" x 8`5"
4pc Ensuite bath	Upper	9`9" x 4`11"
Game Room	Basement	19`8" x 12`4"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

R-CG

Legal Desc:

9710572

Remarks

Pub Rmks:

******PUBLIC OPEN HOUSE JANUARY 25, 2025 2-4:30 PM.**** Be the next Owner of this lovely home in a Great Family Oriented Neighbourhood. This home has been lovingly cared for by the Original Owner. A rare opportunity to enjoy a Unique MAIN FLOOR that features both a LIVING ROOM & a FAMILY ROOM. Living room enhanced with a box bay window. This excellent property shows pride of ownership at every turn. The main floor is designed for large family & friends gathering and seamlessly presents a good blend of comfortable living spaces. The TRADITIONAL FRONT PORCH is recently UPGRADED WITH COMPOSITE DECKING AND ALUMINUM RAILINGS. VERY OPEN KITCHEN/DINING ROOM FAMILY ROOM at the back that overlooks the HUGE West facing deck in the Sun Drenched back yard. Enjoy the convenience of the Large Double Detached Garage for those Cold Winter days. Cozy Kitchen with ample Cupboards and Counter space. Completed by Modern 2-door Concept II Fridge; Kenmore Electric Stove with a Vented Hood and a GE Built-in Dishwasher. Upstairs are 3 very spacious bedrooms and a 4-pce bath room with a "Telephone Shower Head" and a Modern Dual-Flush Toilet. The Basement is partially developed with a bedroom and a partially Completed Recreation Room (no Ceiling). WITH proper CITY of Calgary Approval, the BASEMENT LAYOUT could be ideal FOR THE POSSIBILITY of a BASEMENT SUITE. The Kenmore Washer & Dryer are also located in this open Space. New Rheem Hot Water Tank 2017. Newer Carpet in the last 5-10 years. Newer windows in two upstairs and Family Room also back door. Great quiet location close to LRT. EASY access to Major Shopping and transportation Roadways. You could walk to the grocery store if you like. Martindale features Schools up to HIGH SCHOOLS ALSO a FRENCH SCHOOL. lots of green space and the MAGNIFICENT MULTI SPORT GENESIS CENTRE/YMCA FACILITY/ LIBRARY. NONE**

Inclusions:

Property Listed By:

RE/MAX Real Estate (Central)

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









162 Martin Crossing Close NE, Calgary, AB

Main Floor Exterior Area 843.74 sq ft
Interior Area 590.31 sq ft



PREPARED: 2025/01/01



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

162 Martin Crossing Close NE, Calgary, AB

2nd Floor Exterior Area 565.13 sq ft
Interior Area 511.23 sq ft
Excluded Area 5.79 sq ft



PREPARED: 2025/01/01



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

162 Martin Crossing Close NE, Calgary, AB

Basement (Below Grade) Exterior Area 815.20 sq ft
Interior Area 511.82 sq ft



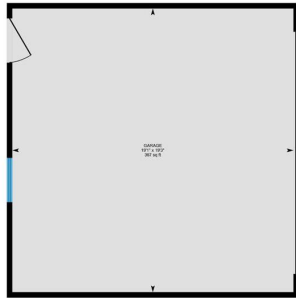
PREPARED: 2025/01/01



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

162 Martin Crossing Close NE, Calgary, AB

Detached Garage Exterior Area 390.18 sq ft
Interior Area 305.38 sq ft



PREPARED: 2025/01/01



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