

\$574,900 - 173 Martin Crossing Crescent Ne, Calgary

MLS® #A2211391

\$574,900

4 Bedroom, 2.00 Bathroom, 1,473 sqft
Residential on 0.08 Acres

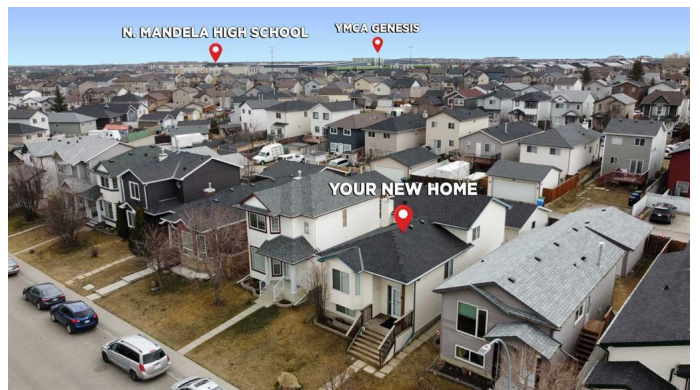
Martindale, Calgary, Alberta

Welcome to this family-friendly home in the heart of Martindale. Recent updates include a new roof (2021) on both the house and garage, offering peace of mind for years to come. With four bedrooms and two full bathrooms, this well-kept home provides flexible living space in an ideal location—just minutes from the Martindale C-Train Station, Genesis Centre, and Dashmesh Culture Centre, and walking distance to public K 9 and high schools.

The main level features a vaulted ceiling with a bright white kitchen that opens to a spacious living area, complete with large bay windows that fill the space with natural light. A cozy dining area sits just off the kitchen—perfect for family meals or entertaining.

Upstairs, youâ€™ll find three well-sized bedrooms and a full 4-piece bathroom. The walk-out lower level includes hardwood flooring, a second full bathroom, and direct access to the fenced backyard. Downstairs, the fourth bedroom includes a walk-in closet and painted drywall—just add a door to personalize the space for guests, family, or a home office.

Outside, enjoy a backyard deck and an insulated double detached garage with 220V power, ideal for a workshop or EV charging. The garage opens to a paved alley, with plenty of street parking out front. The property is



zoned R-CG, offering excellent potential for future suite development (subject to city approval).

Built in 1998

Essential Information

MLS® #	A2211391
Price	\$574,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,473
Acres	0.08
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	173 Martin Crossing Crescent Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3T1

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Double Garage Detached, Insulated
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2025
Days on Market	15
Zoning	R-CG

Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.