\$549,900 - 91 Martin Crossing Close Ne, Calgary

MLS® #A2239208

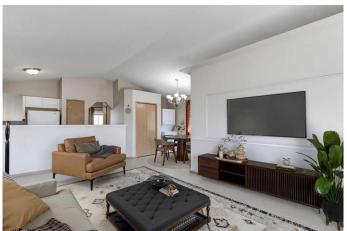
\$549,900

3 Bedroom, 2.00 Bathroom, 797 sqft Residential on 0.07 Acres

Martindale, Calgary, Alberta

Fantastic well maintained FULLY RENTED **DETACHED Property with beautiful LEGAL** SUITE in Martindale on QUIET STREET FOR UNDER \$550k!!! This is a great opportunity for an investor to acquire a TURN KEY RENTAL PROPERTY! Both tenants have been thoroughly screened. The Sellers have went through the hassle of legalizing the basement secondary suite SO YOU DON'T HAVE TO! Did I mention there is a DOUBLE DETACHED GARAGE! You will have NO PROBLEM renting this property out. in the future. It's ONLY A 10 MINUTE WALK TO THE WEST WIND C-TRAIN STATION! The OPEN LAYOUT of the main level with VAULTED CEILINGS will please even the most finicky tenant! Expect LONG TENANCY in the basement suite with the MASSIVE BEDROOM, LARGE EGRESS WINDOWS AND 9FT CEILINGS. The living room carpet and linoleum has been replaced in 2024 and a glass shower door has been installed in the bathroom and bathroom sink replaced recently. The ROOF SHINGLES WERE CHANGED IN 2024. Great location walking distance from Crossing Park School(K-9) and large green space. It's close to Castleridge Canadian Superstore & the Calgary International Airport.







Built in 1997

Essential Information

MLS® # A2239208 Price \$549,900

Bedrooms 3
Bathrooms 2.00
Full Baths 2
Square Footage 797

Acres 0.07 Year Built 1997

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

Community Information

Address 91 Martin Crossing Close Ne

Subdivision Martindale
City Calgary
County Calgary
Province Alberta
Postal Code T3J 3S2

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Ceiling Fan(s), Laminate Counters, Open Floorplan, High Ceilings

Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Finished

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn,

Private, Rectangular Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed July 26th, 2025

Days on Market 81

Zoning R-CG

Listing Details

Listing Office eXp Realty

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