

# \$419,900 - 127 Martin Crossing Court Ne, Calgary

MLS® #A2186953

**\$419,900**

3 Bedroom, 3.00 Bathroom, 1,182 sqft  
Residential on 0.05 Acres

Martindale, Calgary, Alberta

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!

Built in 1994

### **Essential Information**

MLS® #	A2186953
Price	\$419,900
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,182
Acres	0.05
Year Built	1994
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	127 Martin Crossing Court Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3P3

### **Amenities**

Amenities	Park, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Assigned, Stall

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	Courtyard, Playground, Private Yard
Lot Description	Back Yard, Lawn, Garden, Landscaped, Private
Roof	Asphalt
Construction	Concrete, Wood Frame, Veneer
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 10th, 2025
Days on Market	94
Zoning	M-CG

### **Listing Details**

Listing Office	Diamond Realty & Associates LTD.
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