# \$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

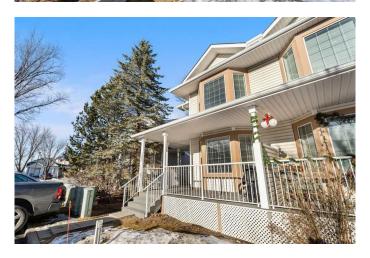
Welcome to this beautifully renovated, south-facing townhouse end unit in the sought-after gated community of Martindale NE. Bathed in natural light, this home reduces utility costs by eliminating the need for daytime lighting and extra heating, creating an energy-efficient and comfortable living space.

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:  $\hat{a} \in \phi$  New cabinets, backsplash tiles, and quartz countertops and new floor in the kitchen.  $\hat{a} \in \phi$  Upgraded appliances, including a new stove and microwave.  $\hat{a} \in \phi$  Contemporary light fixtures throughout.  $\hat{a} \in \phi$  New toilets, sinks, faucets, baseboards, and plumbing under all sinks.  $\hat{a} \in \phi$  New composite deck and fresh switch plates and duct covers.  $\hat{a} \in \phi$  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 opportunityâ€"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 90

Zoning M-CG

## **Listing Details**

Listing Office Diamond Realty & Associates LTD.

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