

# **\$399,000 - 78 Martin Crossing Court Ne, Calgary**

---

MLS® #A2195615

**\$399,000**

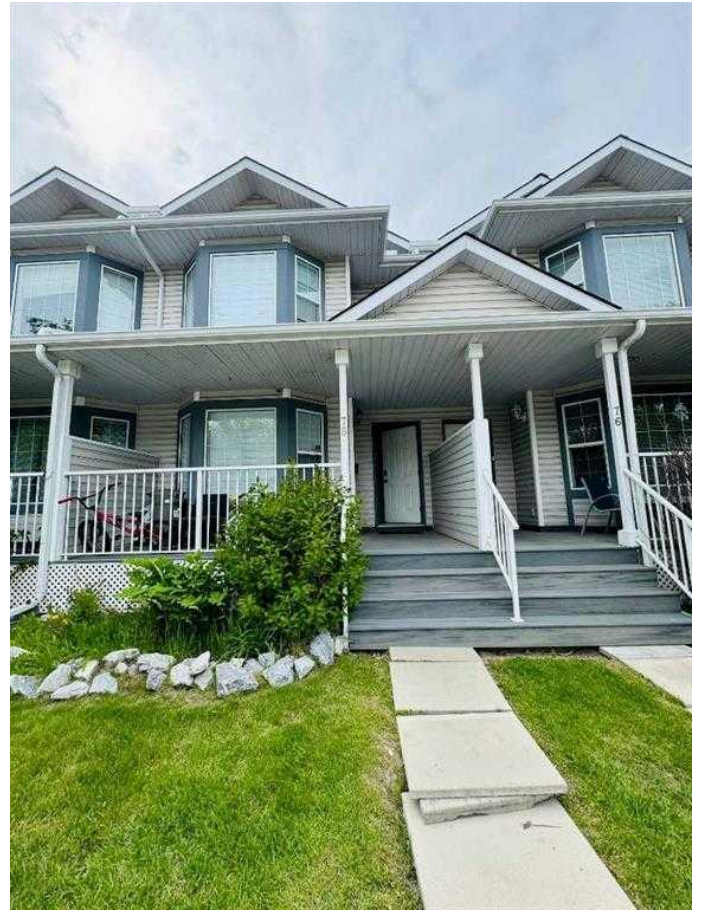
3 Bedroom, 3.00 Bathroom, 1,078 sqft  
Residential on 0.03 Acres

Martindale, Calgary, Alberta

**\*\*\*LOCATION, LOCATION, LOCATION!!!**

FULLY renovated , fully upgraded with all show home touches, well taken care of three bedroom townhome in heart of Martindale community. with a west facing private backyard. As soon as you walk into the spacious front foyer you will notice pride of ownership. This unit boasts a large living room with bay window, 2.5 baths, spacious kitchen and dining room. The second floor boasts 2 large bedrooms - each with walk-in closets, with the primary bedroom having a large bay window. The lower level has been professionally developed with a third bedroom and large rec area and 3 PC full bathroom. Enjoy sitting out on a warm night on the covered front porch or choose to sit out in the sunny west facing private fully fenced backyard. This unit also comes with 2 parking stalls, conveniently right out the front door! This gated townhouse complex has a security gate, its own private playground, is right across from Crossing Park junior high school & steps away from public transit. Front porch upgraded with composite decking and aluminium rail. Directions: This is a gated complex. once in take first right follow road around corner and unit 78 is a bit farther on the right. you can park in front in parking 103 or 104 or in any visitor parking. Book your showing today with your realtor for this Gem.

Built in 1994



## Essential Information

MLS® #	A2195615
Price	\$399,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,078
Acres	0.03
Year Built	1994
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	78 Martin Crossing Court Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3P3

## Amenities

Amenities	Park, Parking, Playground, L
Parking Spaces	2
Parking	Stall

## Interior

Interior Features	No Smoking Home, Pantry, C
Appliances	Dishwasher, Electric Stove, F
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground, Awning(s), Covered Courtyard
Lot Description	Back Yard, Few Trees



Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	February 19th, 2025
Days on Market	72
Zoning	M-CGD45

**Listing Details**

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.