$559,900 - 91 Martin Crossing Close Ne, Calgary

MLS® #A2209476

$559,900
3 Bedroom, 2.00 Bathroom, 797 sqft
Residential on 0.07 Acres

Martindale, Calgary, Alberta

Fantastic well maintained DETACHED Property with beautiful LEGAL SUITE in Martindale on QUIET STREET FOR UNDER $560k!!! This is a great opportunity for an investor or maybe someone that wants to rent out the basement to supplement the mortgage payments. The Sellers have went through the hassle of legalizing the basement secondary suite SO YOU DONâ€™T HAVE TO! Did I mention there is a DOUBLE DETACHED GARAGE! You will have NO PROBLEM renting this property out. Maybe you prefer public transportation. Itâ€™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. THE PROPERTY BRINGS IN ALMOST $3K/MONTH IN RENT! Great location walking distance from Crossing Park School(K-9) and large green space. Itâ€™s close to Castleridge Canadian Superstore & the Calgary International Airport. This wonâ€™t last long

Built in 1997

Essential Information

MLS® #	A2209476
Price	$559,900
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), High Ceilings, Laminate Counters, Open Floorplan
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

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	April 8th, 2025
Days on Market	18
Zoning	R-CG

Listing Details

Listing Office	eXp Realty

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