

# \$574,900 - 173 Martin Crossing Crescent Ne, Calgary

MLS® #A2211391

**\$574,900**

4 Bedroom, 2.00 Bathroom, 1,473 sqft

Residential on 0.08 Acres

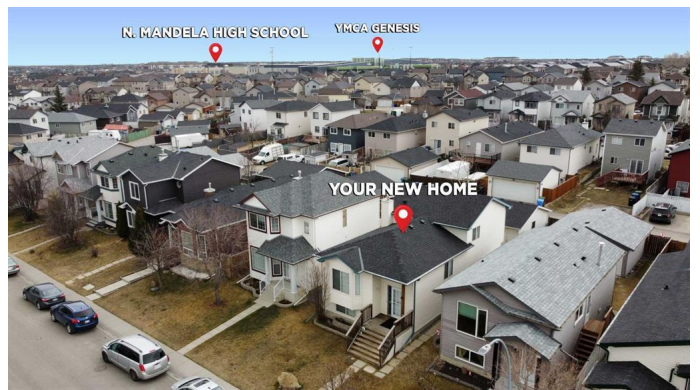
Martindale, Calgary, Alberta

Welcome to this family-friendly home in the heart of Martindale. Recent updates include a new roof (2021) on both the house and garage, offering peace of mind for years to come. With four bedrooms and two full bathrooms, this well-kept home provides flexible living space in an ideal location—just minutes from the Martindale C-Train Station, Genesis Centre, and Dashmesh Culture Centre, and walking distance to public K&#8201;9 and high schools.

The main level features a vaulted ceiling with a bright white kitchen that opens to a spacious living area, complete with large bay windows that fill the space with natural light. A cozy dining area sits just off the kitchen—perfect for family meals or entertaining.

Upstairs, youâ€™ll find three well-sized bedrooms and a full 4-piece bathroom. The walk-out lower level includes hardwood flooring, a second full bathroom, and direct access to the fenced backyard. Downstairs, the fourth bedroom includes a walk-in closet and painted drywall—just add a door to personalize the space for guests, family, or a home office.

Outside, enjoy a backyard deck and an insulated double detached garage with 220V power, ideal for a workshop or EV charging. The garage opens to a paved alley, with plenty of street parking out front. The property is



zoned R-CG, offering excellent potential for future suite development (subject to city approval).

Built in 1998

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2211391      |
| Price          | \$574,900     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,473         |
| Acres          | 0.08          |
| Year Built     | 1998          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 173 Martin Crossing Crescent Ne |
| Subdivision | Martindale                      |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3J 3T1                         |

**Amenities**

|                |                                                    |
|----------------|----------------------------------------------------|
| Parking Spaces | 2                                                  |
| Parking        | 220 Volt Wiring, Double Garage Detached, Insulated |
| # of Garages   | 2                                                  |

**Interior**

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                           |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                |
| Cooling           | None                                                                                      |

|              |                          |
|--------------|--------------------------|
| Has Basement | Yes                      |
| Basement     | Full, Partially Finished |

**Exterior**

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                             |
| Lot Description   | Back Lane, Back Yard, Front Yard, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                            |
| Construction      | Concrete, Vinyl Siding, Wood Frame                         |
| Foundation        | Poured Concrete                                            |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 4                |
| Zoning         | R-CG             |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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