

# \$369,000 - 48 Martin Crossing Court Ne, Calgary

MLS® #A2262242

**\$369,000**

4 Bedroom, 2.00 Bathroom, 963 sqft

Residential on 0.05 Acres

Martindale, Calgary, Alberta

Welcome to this well-maintained bungalow located in the established and family-friendly community of Martindale, offering incredible value and convenience. This private gated complex is within walking distance to schools, playgrounds, parks, the train station, shopping, and more.

The main floor features a bright and functional layout with a spacious living room with bay windows, a kitchen, dining area, 4-piece bath, laundry, and two generous bedrooms.

The fully finished basement (illegal suite) includes a separate entrance, two additional bedrooms, a kitchenette, its own laundry, and a full bathroom—ideal for extended family or guests.

Enjoy your private backyard deck and the convenience of two parking stalls. This property is a great opportunity for first-time buyers or investors looking for a home in a prime location.

Built in 1994

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2262242  |
| Price     | \$369,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Square Footage | 963           |
| Acres          | 0.05          |
| Year Built     | 1994          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bungalow      |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 48 Martin Crossing Court Ne |
| Subdivision | Martindale                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3J 3P3                     |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Playground, Visitor Parking |
| Parking Spaces | 2                           |
| Parking        | Assigned, Stall             |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Quartz Counters, Separate Entrance                                                |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                           |
| Cooling           | None                                                                              |
| Has Basement      | Yes                                                                               |
| Basement          | Finished, Full, Exterior Entry                                                    |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | None                                             |
| Lot Description   | Back Yard, Cul-De-Sac, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                  |
| Construction      | Vinyl Siding, Wood Frame                         |
| Foundation        | Poured Concrete                                  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 11                |
| Zoning         | M-CG d45          |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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