

# \$514,900 - 90 Martin Crossing Way Ne, Calgary

MLS® #A2238824

**\$514,900**

3 Bedroom, 2.00 Bathroom, 1,036 sqft

Residential on 0.09 Acres

Martindale, Calgary, Alberta

Welcome to this beautifully laid out 2 Story home in a highly desired area of Matindale! This well-maintained property features numerous upgrades and is move-in ready. Around 1,100sqft of living space, this home offers the perfect blend of space, function, and location. The main level boasts a spacious living room with large bay windows, a dining area, 2 pc bath and a well equipped kitchen complete with quartz countertops, a refrigerator, dishwasher and electric range/hood fan. Upstairs, you will find three bedrooms including a huge primary bedroom . A clean and functional 4-piece bathroom completes the upper level. Heading into the basement, which is unspoiled where you'll find the large utility room with laundry .Major upgrades have already been taken care of, including a new roof (2025), tankless water heater (2024), furnace (2024), water softener (2024), air conditioner (2024) just move in and enjoy! Head outside into the sunny, private east facing backyard complete with a deck - perfect for relaxing or entertaining. Ample of street parking, with an additional parking at rear, offering extra convenience for multi-vehicle households or guests. Located in the heart of Martindale, youâ€™re only steps from a playground, and minutes to Dashmesh Culture Centre, Genesis Centre, LRT, schools, buses, shopping, parks, restaurants and much more - a location that truly has it all....Schedule your private viewing today !!



Built in 1998

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2238824    |
| Price          | \$514,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,036       |
| Acres          | 0.09        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 90 Martin Crossing Way Ne |
| Subdivision | Martindale                |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J3V3                    |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | None, On Street, Paved |

## Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Pantry, Bathroom Rough-in, Tankless Hot Water |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer            |
| Heating           | Forced Air, Natural Gas                                                        |
| Cooling           | Central Air                                                                    |
| Has Basement      | Yes                                                                            |
| Basement          | Full, Unfinished                                                               |

## Exterior

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 29              |
| Zoning         | R-CG            |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | MaxWell Central |
|----------------|-----------------|

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