

# \$575,000 - 93 Martin Crossing Way Ne, Calgary

MLS® #A2210201

**\$575,000**

3 Bedroom, 1.00 Bathroom, 1,416 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

Welcome to this stunning 3 bedroom, 4 level split home built by Excel Homes with recent upgrades.

The exterior has been upgraded to HARDIE BOARD siding, which is HAIL, FIRE and STORM resistant and has an 30+ year life span, along with 40 year shingles.

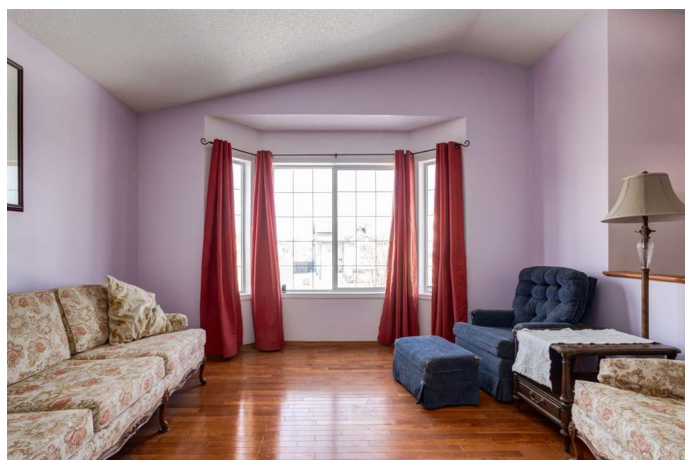
The interior has been freshly painted, with new carpet in 2 bedrooms, new linoleum in kitchen and bathroom along with stainless steel appliances.

To help with the long hot summer days this home comes with CENTRAL AIR CONDITIONING.

Main floor has 11' vaulted ceilings that leads down to the 3rd level with a walkout that takes you directly to the 22'X22' heated detached garage.

The unfinished basement has a 5' crawl space for lots of storage and a 9' ceiling laundry and future second bathroom and additional bedroom.

Built in 1998



## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2210201  |
| Price          | \$575,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,416     |

|            |               |
|------------|---------------|
| Acres      | 0.08          |
| Year Built | 1998          |
| Type       | Residential   |
| Sub-Type   | Detached      |
| Style      | 4 Level Split |
| Status     | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 93 Martin Crossing Way Ne |
| Subdivision | Martindale                |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J 3V3                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | None               |
| Lot Description   | Other              |
| Roof              | Asphalt Shingle    |
| Construction      | Cement Fiber Board |
| Foundation        | Poured Concrete    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 70               |
| Zoning         | R-CG             |

## **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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