

# \$510,000 - 5248 Martin Crossing Drive Ne, Calgary

MLS® #A2244665

**\$510,000**

3 Bedroom, 2.00 Bathroom, 1,109 sqft

Residential on 0.07 Acres

Martindale, Calgary, Alberta

Hitting the market for the very first time after 29 years of proud ownership, this beautifully maintained former show home is truly a standout. Lovingly cared for and thoughtfully updated throughout the years, this 3-bedroom, 1.5-bathroom home is the perfect blend of comfort, function, and style. The renovated kitchen and modernized 4-piece main bath provide a fresh and inviting feel, while the finished basement with a versatile flex room adds valuable extra living space.

Recent upgrades include energy-efficient double-pane windows with stylish shutters, a secure new patio door and exterior wrapped in 1½-inch insulation to enhance year-round comfort. Step outside to your new 15' x 11' deck—ideal for hosting, relaxing, or enjoying sunny afternoons. A brand-new 50-year metal roof with transferable warranty ensures worry-free living for decades. Plus, the basement has been spray-foamed and outfitted with DRICORE sub-flooring to keep it warm, dry, and ready for anything.

This is more than a house—it's a home that's been loved, improved, and prepared for its next chapter. Don't miss this rare opportunity to own a move-in-ready gem with unbeatable value and peace of mind for years to come.

Built in 1996



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244665    |
| Price          | \$510,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,109       |
| Acres          | 0.07        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 5248 Martin Crossing Drive Ne |
| Subdivision | Martindale                    |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3J 3R5                       |

## Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 2                                  |
| Parking        | Gravel Driveway, Off Street, Stall |

## Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Vinyl Windows                                          |
| Appliances        | Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                |
| Cooling           | None                                                                      |
| Has Basement      | Yes                                                                       |
| Basement          | Finished, Full                                                            |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony                               |
| Lot Description   | Back Lane, Back Yard, Street Lighting |

|              |                          |
|--------------|--------------------------|
| Roof         | Metal                    |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 9                |
| Zoning         | RC-G             |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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