

# \$549,900 - 187 Martin Crossing Park Ne, Calgary

MLS® #A2247123

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,206 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

OPEN HOUSE SATURDAY-SUNDAY  
BETWEEN 2PM-4PM. Spacious 4-Bedroom,  
2.5-Bathroom Home in Martindale NE with  
Detached Double Garage

This beautifully updated home offers over 2,000 sq. ft. of comfortable living space, featuring 4 bedrooms and 2.5 bathrooms. Ideally situated across from park and C-train station, just steps away from Crossing Park School, this property is perfect for families.

Recent renovations include a new roof, gutters, and downspouts, ensuring peace of mind for years to come. The home also includes an illegal basement suite, presenting excellent potential for future rental income. A separate basement entrance could be added with ease to enhance its rental suitability.

The detached double garage provides ample parking and storage.

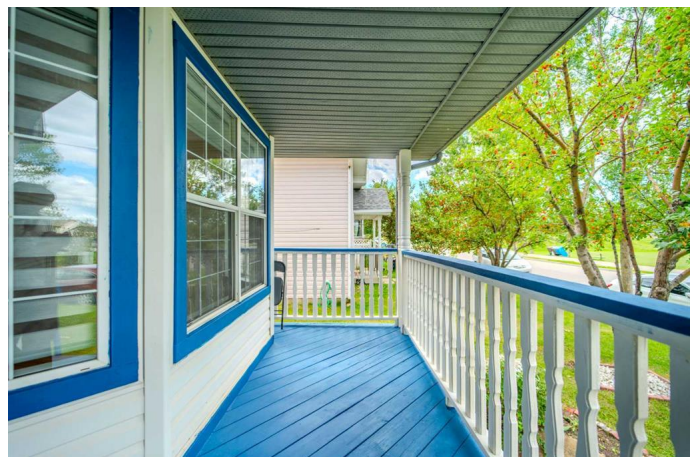
Don't miss this opportunity to own a well-located, move-in-ready home in a sought-after neighbourhood.

Built in 1995

## Essential Information

MLS® #                   A2247123

Price                     \$549,900



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,206       |
| Acres          | 0.08        |
| Year Built     | 1995        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 187 Martin Crossing Park Ne |
| Subdivision | Martindale                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3J3N8                      |

### Amenities

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

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters, See Remarks                                 |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full, Suite                                                                         |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                             |
| Lot Description   | Back Lane, Back Yard, Cleared, Front Yard, Level, Street Lighting |
| Roof              | Asphalt                                                           |
| Construction      | Vinyl Siding                                                      |

Foundation                Poured Concrete

**Additional Information**

Date Listed                August 11th, 2025  
Days on Market        7  
Zoning                      R-CG

**Listing Details**

Listing Office            Coldwell Banker YAD Realty

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