

# \$499,900 - 93 Martin Crossing Way Ne, Calgary

MLS® #A2258821

**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,454 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

**\*\* Brand New Hardie Board Siding \*\* 4 Level Split | 3 Bedrooms | 11 Foot Vaulted Ceilings | Open Floor Plan | Large Windows | Incredible Living Space | Stainless Steel Appliances | Gas Stove | Recessed Lighting | Ceiling Fans | Central Air Conditioning | Fresh Paint | New Carpet in 2 Bedrooms | New Linoleum | Basement Laundry | Fully Fenced Backyard | Double Detached Heated Garage | Rear Lane | Additional Street Parking | Close to All Amenities. Welcome to your gorgeous family home nestled in the heart of Martindale NE. The upgraded exterior has brand new hardie board siding which is hail, fire & storm resistant with a 30+ year life span. The upgrades don't end here; inside you'll find fresh paint, new linoleum in the kitchen and bathrooms, fresh carpet in 2 of the bedrooms, stainless steel appliances, a gas stove and central air conditioning! The front door opens to a foyer with closet storage and 3 steps up to the main level. The main level has an open floor plan with 11Ft vaulted ceilings and large windows that emphasize your space. The open concept living encourages a social atmosphere in this home when you are hosting your family dinners and holiday parties. The kitchen is outfitted with a gas stove, stainless steel appliances and ample cabinet storage. The dining room is centred with a ceiling fan great for airflow. Upstairs holds 3 great sized bedrooms and a 4pc bath. The primary bedroom has a walk-through closet with a cheater door to the 4pc bath. The 4pc bath**



has a tub/shower combo and single vanity with storage below. Downstairs, the walk-out lower level is built for comfort! The spacious family room has a corner gas adding warmth and comfort to this space. Head outside here to a patio perfect for BBQing. This also provides you access to the double detached garage. The lowest basement level holds a 2pc bath, the laundry room, utility room and great storage space. The heated double detached garage with rear lane access provides you with parking for 2 vehicles year round. Additional street parking is also readily available at the front of the home. The location here can't be beat; close to transit, parks, playgrounds and all amenities - this home has everything within minutes! Hurry and book your showing today!

Built in 1998

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2258821      |
| Price          | \$499,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,454         |
| 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 | 3                                                                  |
| Parking        | Alley Access, Double Garage Detached, Garage Faces Rear, On Street |
| # of Garages   | 2                                                                  |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Washer                  |
| Heating           | Forced Air                                                                           |
| Cooling           | Central Air                                                                          |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Gas                                                                                  |
| Has Basement      | Yes                                                                                  |
| Basement          | Exterior Entry, Finished, Full, Walk-Out                                             |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior Features | Lighting, Rain Gutters                                                     |
| Lot Description   | Back Lane, Back Yard, Interior Lot, Lawn, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                            |
| Construction      | Cement Fiber Board, Wood Frame                                             |
| Foundation        | Poured Concrete                                                            |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 20th, 2025 |
| Days on Market | 2                    |
| Zoning         | R-CG                 |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX Crown |
|----------------|--------------|

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