

# \$524,900 - 12 Martin Crossing Bay Ne, Calgary

MLS® #A2207765

**\$524,900**

4 Bedroom, 3.00 Bathroom, 1,112 sqft

Residential on 0.07 Acres

Martindale, Calgary, Alberta

Welcome Home!

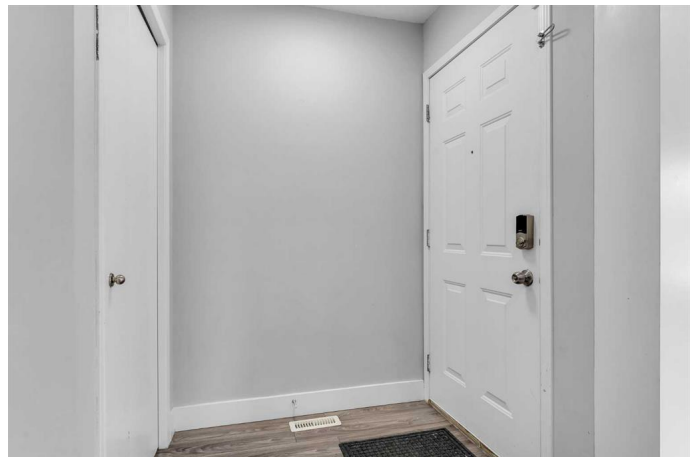
This beautifully maintained residence, built in 1999 and recently renovated, is located in the prestigious community of Martindale NE. The home features four bedrooms (three upstairs and one in the finished basement) and 2.5 bathrooms.

The upgraded kitchen is a standout, featuring elegant granite countertops, a dual sink, and an additional storage cabinet in the dining area. A stylish glass door helps contain cooking aromas, ensuring a fresh atmosphere throughout the home. The Home is further enhanced with modern lighting and upgraded carpets, creating a warm and inviting space.

The fully finished basement includes a spacious living area, a full bedroom, and a complete bathroom, making it perfect for guests or family. The upstairs hosts three generously sized bedrooms, accompanied by a full bathroom.

Natural light floods the home through numerous windows, enhancing the bright and airy feel. Step outside to enjoy the private, fully fenced backyard, which boasts a huge deck—ideal for entertaining or relaxing. The backyard also includes a convenient storage shed.

Recent upgrades include a new hot water tank



and furnace, both replaced in 2017. This home offers everything you need and is the best-priced option in Martindale NE.

Conveniently located within walking distance of Saddletown Train Station, bus stops, Genesis Centre, and shopping centers, this residence provides easy access to all essential amenities.

Donâ€™t miss out on this opportunityâ€”call now to schedule a viewing!

Built in 1999

**Essential Information**

MLS® #	A2207765
Price	\$524,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,112
Acres	0.07
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	12 Martin Crossing Bay Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3Y1

**Amenities**

Parking Spaces	2
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Parking	Off Street
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## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 1st, 2025
Days on Market	25
Zoning	R-CG

## Listing Details

Listing Office	PREP Realty
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