

# \$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!

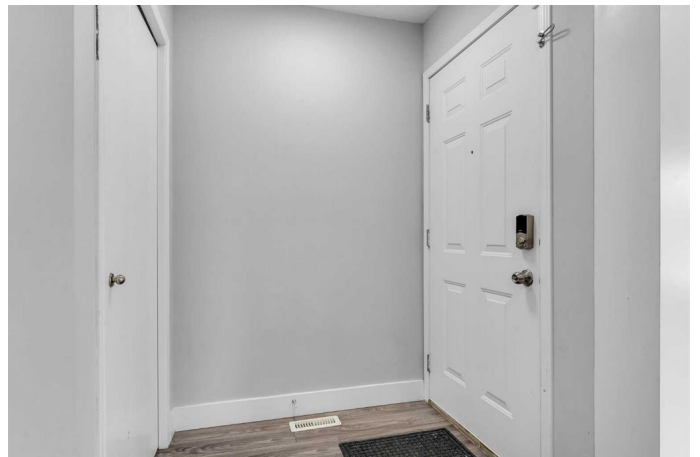
This beautifully maintained residence, built in 1999 and recently renovated, is located in the prestigious community of Martindale NE. The home features four bedrooms (three upstairs and one in the finished basement) and 2.5 bathrooms.

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.

Don't miss out on this opportunity—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
----------------	---

Parking Off Street

### **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 3

Zoning R-CG

### **Listing Details**

Listing Office PREP Realty

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.