

# \$529,900 - 16 Martin Crossing Bay Ne, Calgary

MLS® #A2223218

**\$529,900**

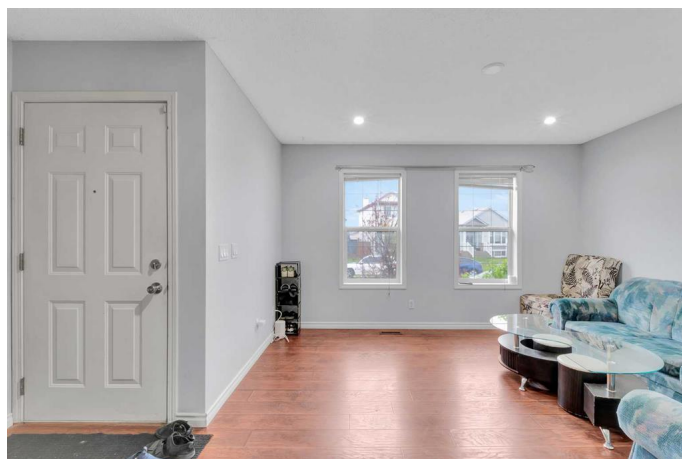
4 Bedroom, 3.00 Bathroom, 1,091 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

Nestled on a quiet cul-de-sac in the sought-after community of Martindale, this well-maintained two-story home is perfect for first-time buyers or savvy investors! The main floor welcomes you with hardwood and tile flooring, a bright and spacious living room, formal dining area, a functional kitchen, half bathroom, and separate laundry for added convenience. Upstairs, you'll find three generously sized bedrooms, including a spacious primary bedroom, and a 4-piece main bathroom—ideal for growing families. The illegal basement suite features a separate side entrance, its own kitchen, living space, a bedroom, a full bathroom, and separate laundry—offering excellent potential for rental income or extended family living. This home truly is a complete package in one of Calgary NE's most convenient and vibrant neighbour hoods. Walking distance to Schools, Park, Shopping, Bus stop, LRT Station, Genesis Center and close to Gurdwara Sahib.

Don't miss out—book your private showing today!



Built in 2000

## Essential Information

MLS® # A2223218

Price \$529,900

Bedrooms 4

|                |             |
|----------------|-------------|
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,091       |
| Acres          | 0.08        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 16 Martin Crossing Bay Ne |
| Subdivision | Martindale                |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J 3Y1                   |

### Amenities

|                |                     |
|----------------|---------------------|
| Parking Spaces | 2                   |
| Parking        | Off Street, Carport |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, Separate Entrance                 |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full, Suite                              |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Back Yard, Rectangular Lot     |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding, Wood Frame       |
| Foundation        | Poured Concrete                |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 22nd, 2025 |
| Days on Market | 25             |
| Zoning         | R-CG           |

## **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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