

# \$499,000 - 16 Martin Crossing Bay Ne, Calgary

MLS® #A2223218

**\$499,000**

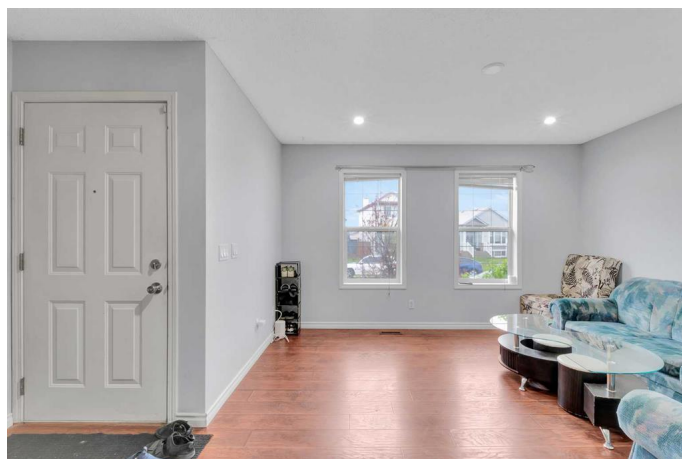
4 Bedroom, 3.00 Bathroom, 1,091 sqft

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 \$499,000

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	Carport, Off Street

### 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	34
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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