

**5215 Martin Crossing Drive NE
Calgary, Alberta**

MLS # A2254933



\$535,000

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|------------------|--|---------------|-------------------|
| Division: | Martindale | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,106 sq.ft. | Age: | 1996 (29 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Off Street | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Garden, Low Maintenance Landscape | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Full, Suite | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, No Animal Home, No Smoking Home | | |

Inclusions: Electric Stove, Hood fan, Refrigerator

Welcome to this beautifully designed and fully finished home offers 1504.8sq. ft. of fully developed living space, comfort, functionality, and income potential. With a total of 4 bedrooms and 2.5 bathrooms, this home includes a 1-bedroom basement with separate entrance —complete with a full kitchen, spacious living area, 4pc bathroom, perfect for extended family. The main floor features a living area, and a large open-concept kitchen with ample cabinetry. A convenient 2-piece bathroom completes the main floor. Upstairs, you will find 3 generously sized bedrooms and a shared 4pc bathroom—ideal for growing families. Step outside to enjoy the landscaped backyard, a good-sized deck, fully fenced with alley access for added convenience. Located just minutes from one of the excellent schools (Crossing Park School) -(K-9), Martindale LRT Station, Dashmesh Culture Gurudwara Sahib bus stops, , grocery stores, parks, and all essential amenities, this home offers unbeatable value for both families and savvy investors. Don't miss this incredible opportunity—schedule your showing with your favourite Realtor today!