

# \$449,900 - 273 Martin Crossing Way Ne, Calgary

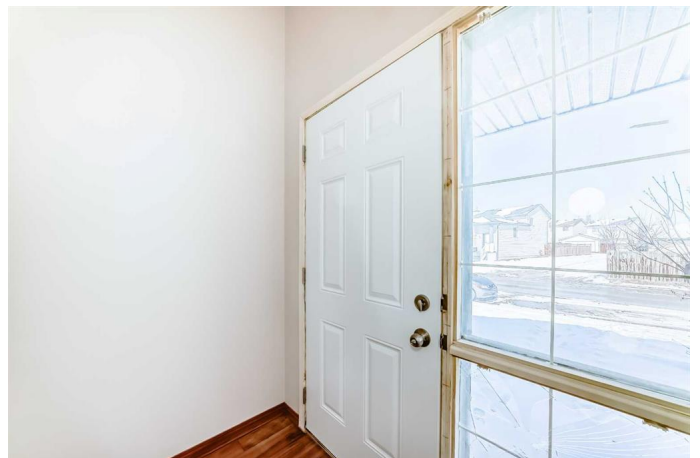
MLS® #A2208051

**\$449,900**

2 Bedroom, 1.00 Bathroom, 809 sqft  
Residential on 0.07 Acres

Martindale, Calgary, Alberta

**\*\* Open House April 5th 1-4pm \*\*** This charming 2-bedroom home, just over 800 sq. ft., is located in the Martindale community. With an open floor plan and a welcoming atmosphere, it's ready for you to move in and make it your own. Whether you want to leave it as-is or add your personal touch with some updates, this home offers fantastic flexibility. The spacious backyard provides plenty of room for outdoor activities, and features a parking pad for you and your guests. The basement is currently unfinished, giving you the option to develop it for additional living space or leave it for future plans. This home also presents a great investment opportunity as a rental property. With its prime location, easy access to the LRT for quick downtown commutes, nearby schools, and playgrounds, it's a perfect choice for renters seeking a convenient and comfortable living space. Don't miss out on this fantastic opportunity! Whether you're looking for a home to call your own or a smart investment, book your showing today and start imagining all the possibilities!



Built in 1999

## Essential Information

MLS® #	A2208051
Price	\$449,900
Bedrooms	2

Bathrooms	1.00
Full Baths	1
Square Footage	809
Acres	0.07
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	273 Martin Crossing Way Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3V4

### **Amenities**

Parking Spaces	2
Parking	Parking Pad

### **Interior**

Interior Features	High Ceilings, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Oven, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Other, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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