

# \$524,900 - 90 Martin Crossing Way Ne, Calgary

MLS® #A2238824

## \$524,900

3 Bedroom, 2.00 Bathroom, 1,036 sqft  
Residential on 0.09 Acres

Martindale, Calgary, Alberta

Welcome to this beautifully laid out 2 Story home in a highly desired area of Matindale! This well-maintained property features numerous upgrades and is move-in ready. Around 1,100sqft of living space, this home offers the perfect blend of space, function, and location. The main level boasts a spacious living room with large bay windows, a dining area, 2 pc bath and a well equipped kitchen complete with quartz countertops, a refrigerator, dishwasher and electric range/hood fan. Upstairs, you will find three bedrooms including a huge primary bedroom . A clean and functional 4-piece bathroom completes the upper level. Heading into the basement, which is unspoiled where you'll find the large utility room with laundry .Major upgrades have already been taken care of, including a new roof (2025), tankless water heater (2024), furnace (2024), water softener (2024), air conditioner (2024) just move in and enjoy! Head outside into the sunny, private east facing backyard complete with a deck - perfect for relaxing or entertaining. Ample of street parking, with an additional parking at rear, offering extra convenience for multi-vehicle households or guests. Located in the heart of Martindale, youâ€™re only steps from a playground, and minutes to Dashmesh Culture Centre, Genesis Centre, LRT, schools, buses, shopping, parks, restaurants and much more - a location that truly has it all....Schedule your private viewing today !!



Built in 1998

## Essential Information

MLS® #	A2238824
Price	\$524,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,036
Acres	0.09
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	90 Martin Crossing Way Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J3V3

## Amenities

Parking Spaces	2
Parking	On Street, Paved, None

## Interior

Interior Features	No Animal Home, No Smoking Home, Pantry, Tankless Hot Water, Bathroom Rough-in
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

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

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	1
Zoning	R-CG

**Listing Details**

Listing Office	MaxWell Central
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