

# \$524,900 - 137 Martin Crossing Manor Ne, Calgary

MLS® #A2260814

## \$524,900

4 Bedroom, 3.00 Bathroom, 1,202 sqft  
Residential on 0.08 Acres

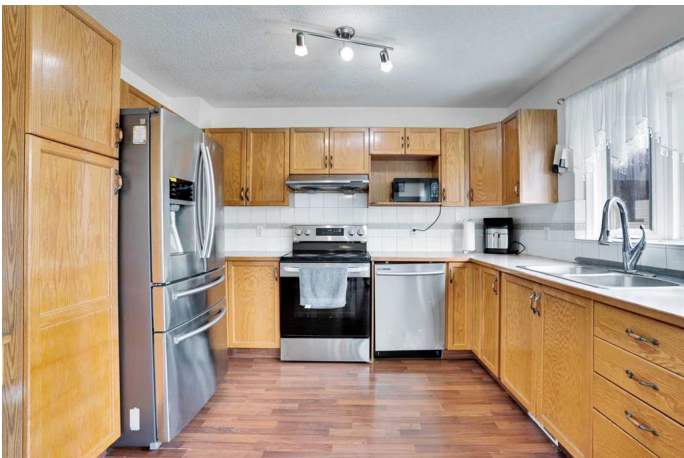
Martindale, Calgary, Alberta

Welcome to this charming 2-storey detached home in the heart of Martindale, featuring a double detached garage and a fully fenced, landscaped backyard with a deck—perfect for outdoor enjoyment. The main floor offers a bright living room, spacious dining area, functional kitchen, and a convenient half bathroom. Upstairs, you’ll find three comfortable bedrooms and a full bathroom, ideal for family living. The basement includes an illegal suite with a separate side entrance, offering a bedroom, full bathroom, kitchen, and living area—perfect for extended family or rental potential. Located just steps away from schools, playgrounds, and within close proximity to the train station, this home combines comfort, functionality, and convenience.

Built in 1997

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2260814  |
| Price          | \$524,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,202     |
| Acres          | 0.08      |
| Year Built     | 1997      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 137 Martin Crossing Manor Ne |
| Subdivision | Martindale                   |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3J 3R6                      |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 3                                 |
| Parking        | Double Garage Detached, Insulated |
| # of Garages   | 2                                 |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Range         |
| Heating           | Central, Forced Air                                                                  |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |
| Basement          | Finished, Full, Exterior Entry, Suite, Walk-Up To Grade                              |

### Exterior

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

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 30th, 2025 |
| Days on Market | 6                    |
| Zoning         | R-CG                 |

# Listing Details

Listing Office                  PREP Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.