

# \$540,000 - 93 Martin Crossing Way Ne, Calgary

MLS® #A2210201

**\$540,000**

3 Bedroom, 1.00 Bathroom, 1,416 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

NEW PRICE! Welcome to this stunning 3 bedroom, 4 level split home built by Excel Homes with recent upgrades.

The exterior has been upgraded to HARDIE BOARD siding, which is HAIL, FIRE and STORM resistant and has an 30+ year life span, along with 40 year shingles.

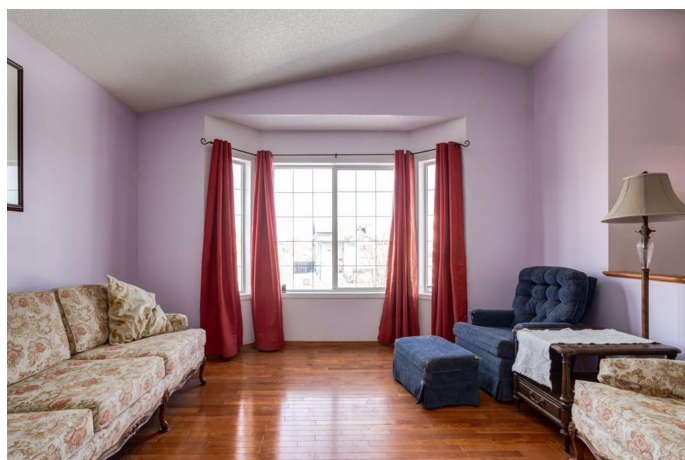
The interior has been freshly painted, with new carpet in 2 bedrooms, new linoleum in kitchen and bathroom along with stainless steel appliances.

To help with the long hot summer days this home comes with CENTRAL AIR CONDITIONING.

Main floor has 11' vaulted ceilings that leads down to the 3rd level with a walkout that takes you directly to the 22X22' heated detached garage.

The unfinished basement has a 5' crawl space for lots of storage and a 9' ceiling laundry and future second bathroom and additional bedroom.

Built in 1998



## Essential Information

MLS® #	A2210201
Price	\$540,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,416

Acres	0.08
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	93 Martin Crossing Way Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3V3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	None
Lot Description	Other
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

### Additional Information

Date Listed	April 10th, 2025
Days on Market	95
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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