

# \$479,900 - 16 Martin Crossing Bay Ne, Calgary

MLS® #A2250323

**\$479,900**

4 Bedroom, 3.00 Bathroom, 1,054 sqft

Residential on 0.08 Acres

Martindale, Calgary, Alberta

OPEN HOUSE SUNDAY AUGUST 24  
BETWEEN 2PM-5PM. Situated on a quiet  
cul-de-sac in the highly desirable community of  
Martindale, this well-maintained two-storey  
home presents an excellent opportunity for  
first-time buyers or savvy investors alike.

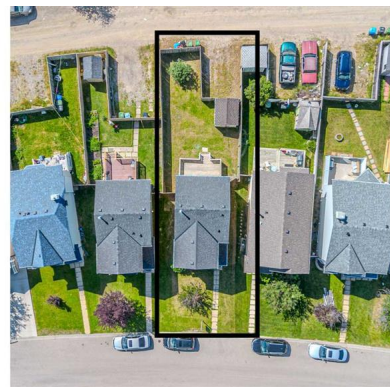
The main floor offers a welcoming layout  
featuring laminate and tile flooring throughout,  
a bright and spacious living room, a formal  
dining area, a functional kitchen, a convenient  
half bathroom, and a separate laundry area for  
added practicality.

Upstairs, you'll find three generously sized  
bedrooms, including a spacious primary  
retreat, along with a well-appointed 4-piece  
main bathroom—perfect for growing families.

The illegal basement suite features a separate  
side entrance, a full kitchen, comfortable living  
area, one bedroom, a full bathroom, and its  
own laundry facilities—providing great  
potential for rental income or  
multi-generational living.

Located in one of Calgary NE's most  
vibrant and accessible neighbourhoods, this  
home is within walking distance to schools,  
parks, shopping centres, public transit, the  
LRT station, the Genesis Centre, and  
Gurdwara Sahib.

This is a complete package not to be



missedâ€”schedule your private showing today!  
3D tour available.

Built in 2000

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2250323    |
| Price          | \$479,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,054       |
| Acres          | 0.08        |
| Year Built     | 2000        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 16 Martin Crossing Bay Ne |
| Subdivision | Martindale                |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3J3Y1                    |

### Amenities

|                |                     |
|----------------|---------------------|
| Parking Spaces | 2                   |
| Parking        | Carport, Off Street |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance      |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                 |

|              |                                       |
|--------------|---------------------------------------|
| Cooling      | None                                  |
| Has Basement | Yes                                   |
| Basement     | Exterior Entry, Finished, Full, Suite |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Entrance, Private Yard       |
| Lot Description   | Back Lane, Back Yard, Cleared, Level |
| Roof              | Asphalt Shingle                      |
| Construction      | Vinyl Siding                         |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 8                 |
| Zoning         | R-CG              |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Coldwell Banker YAD Realty |
|----------------|----------------------------|

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