

# \$360,000 - 28 Martin Crossing Court Ne, Calgary

MLS® #A2231140

## \$360,000

4 Bedroom, 4.00 Bathroom, 1,437 sqft  
Residential on 0.04 Acres

Martindale, Calgary, Alberta

Judicial Sale! Welcome to this beautifully maintained 4-bedroom, 3.5-bath townhome in the heart of Martindale—a perfect blend of comfort, space, and convenience! Step inside to find a bright, functional layout ideal for families of all sizes. The spacious main level features a welcoming living area, a well-equipped kitchen, a full bathroom and a cozy dining space that flows seamlessly for everyday living and entertaining. Upstairs, you’ll find generously sized 3 bedrooms including a primary suite with a private ensuite. The fully finished basement adds incredible value, offering a versatile space for a rec room, a kitchen, a bedroom and a full bathroom for added convenience. Located just steps from schools, parks, and public transit, this home makes daily life easy. Whether you're a growing family or a savvy investor, this move-in-ready property is a fantastic opportunity in a well-connected community.



Built in 1994

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2231140  |
| Price      | \$360,000 |
| Bedrooms   | 4         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |
| Half Baths | 1         |

|                |               |
|----------------|---------------|
| Square Footage | 1,437         |
| Acres          | 0.04          |
| Year Built     | 1994          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 28 Martin Crossing Court Ne |
| Subdivision | Martindale                  |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3J 4N7                     |

### Amenities

|                |                   |
|----------------|-------------------|
| Amenities      | Park, Playground  |
| Parking Spaces | 2                 |
| Parking        | Off Street, Stall |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer                  |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard  |
| Lot Description   | Back Yard, Landscaped, No Neighbours Behind, Private, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 16th, 2025 |
|-------------|-----------------|

|                |          |
|----------------|----------|
| Days on Market | 27       |
| Zoning         | M-CG d45 |

## **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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