



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



Main Photo

### Property Description

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 missed—schedule your private showing today!  
3D tour available.

## REALTOR Referral

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REALTOR®

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*Courtesy Of: Coldwell Banker YAD Realty*



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