

67 Martin Crossing Park NE
Calgary, Alberta

MLS # A2210273



\$509,000

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	988 sq.ft.	Age:	1995 (30 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Basement Appliances: Refrigerator, Stove-electric, Range Hood, Wall Mount T.V Bracket (living room), Shed.

Welcome to this charming 2-storey detached home with a double attached garage, ideally situated across from a school and playground — perfect for families! This well-maintained property offers a functional layout ideal for first-time buyers or small families. The main floor features a spacious living room with soaring vaulted ceilings, creating a bright and inviting space to unwind. The kitchen offers ample room for preparing family meals and entertaining, with a dining area conveniently adjacent. Step out to your sunny south-facing backyard — the perfect spot to enjoy summer BBQs and watch the kids play. Plus, the paved back alley keeps things neat and accessible year-round. Upstairs, you’ll find a generously sized primary bedroom with a 4-piece bathroom, along with a second large bedroom offering plenty of comfort and space. The fully developed basement includes a studio illegal suite (currently vacant), which was previously rented for \$800/month plus 30% of utilities. While the suite is currently illegal, the City has approved development permits and a side entry("subject to extension for approval and permitting by the city/municipality"), giving you the opportunity to legalize it and add long-term value to your investment. Bonus: the roof and portions of the siding are scheduled to be replaced, fully covered by insurance — offering peace of mind and added value. With just over a 5 minute walk to transit this home truly offers excellent value and flexibility, whether you’re looking to live in or invest. Don’t miss this opportunity — the possibilities are endless!