

# \$394,900 - 127 Martin Crossing Court Ne, Calgary

MLS® #A2245687

**\$394,900**

3 Bedroom, 3.00 Bathroom, 1,289 sqft

Residential on 0.05 Acres

Martindale, Calgary, Alberta

\*Brand New High Efficiency Furnace\* End Unit  
| Renovated Townhome | Gated Community  
with Private Entry & Park | Steps from  
Crossing Park CBE School | 1,289 SqFt |  
Quartz Countertops Throughout | Stainless  
Steel Appliances | Pantry | Open Floor Plan  
Kitchen & Dining | Expansive Living Room |  
Large Bay Windows | Ample Natural Light |  
Spacious Bedrooms | Basement Rec Room |  
Basement Laundry | Fully Fenced Backyard |  
Patio | TWO Assigned Parking Stalls.

Welcome home to your beautifully upgraded 2-storey end unit townhome boasting 1,289 SqFt. Pull into your private gated community and park in your two assigned parking stalls right outside your front door. Step onto the storybook front porch where you can enjoy your morning coffee or afternoon tea. The front door opens to a bright and welcoming foyer and living room. The living room has a bay window filling the space with warm natural light. The open floor plan kitchen and dining room make for a happy home. The kitchen is upgraded with brand new sparkling quartz countertops, new stainless steel appliances, and new cabinetry. The corner pantry is an added bonus for your dry goods storage. The door off the dining room leads to your backyard making a seamless transition for indoor/outdoor living in the warm summer months. The main level is complete with a 2pc powder room. Upstairs holds 3 bedrooms and 1.5 bathrooms. The primary bedroom is paired with an expansive bay window, extended



closet and private 2pc powder room. Bedrooms 2 & 3 upstairs are both a generous size. The 4pc bath upstairs is outfitted with a tub/shower combo and single vanity with a quartz countertop and great storage below. Downstairs, the basement has a rec room, currently used as a bedroom and a large utility/furnace room that holds your laundry. Outside is a great backyard with a stone patio and plenty of lawn space. Your gated community has a park and playground only accessible to the residents! The location here truly can't be beat; steps away from the CBE Crossing Park School, Martindale Cricket Grounds and the Martindale C-train Station. Hurry and book a showing at this incredible townhome today!

Built in 1994

### Essential Information

MLS® #	A2245687
Price	\$394,900
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,289
Acres	0.05
Year Built	1994
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	127 Martin Crossing Court Ne
Subdivision	Martindale
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3J 3P3

### Amenities

Amenities	Other, Playground
Parking Spaces	2
Parking	Stall

### Interior

Interior Features	Open Floorplan, Pantry, Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Partially Finished

### Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Corner Lot, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 11th, 2025
Days on Market	31
Zoning	M-CG d45

### Listing Details

Listing Office	RE/MAX Crown
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