

\$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.

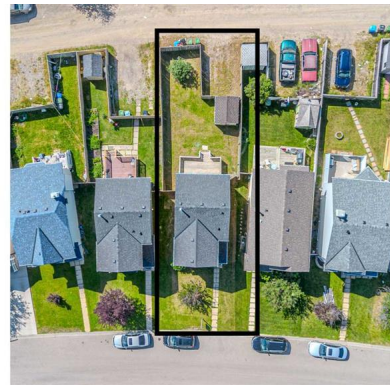
The main floor offers a welcoming layout
featuring laminate and tile flooring throughout,
a bright and spacious living room, a formal
dining area, a functional kitchen, a convenient
half bathroom, and a separate laundry area for
added practicality.

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	1
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.