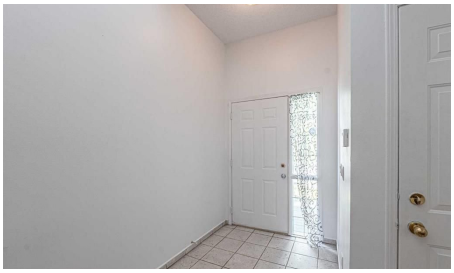
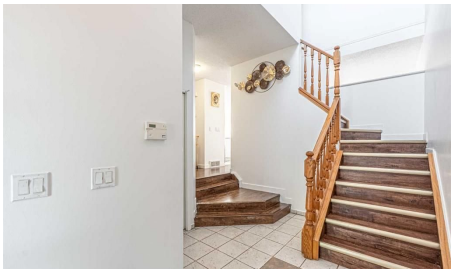
35 Martin Crossing Park NE

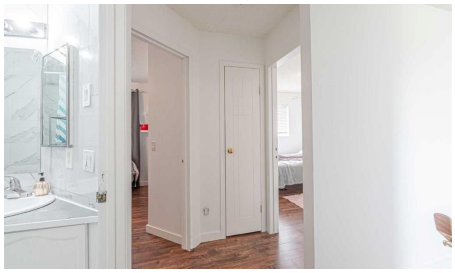
Calgary | Active | MLS® A2357097

$524,999









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1996**	**1,290.94 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

Welcome to 35 Martin Crossing Park NE! This well-maintained two-storey home is located in the established community of Martindale and sits directly across from Crossing Park School, a park and a playground. The home offers four bedrooms and a practical layout with plenty of space for a growing family. As you enter the home you are welcomed by a bright and spacious living room that leads into the dining area and a functional kitchen featuring oak cabinetry. The main floor also includes a convenient laundry area and a half bathroom. Upstairs you will find three comfortable bedrooms and a full bathroom. The fully finished basement features an illegal suite with a bedroom, den, kitchen, living area and full bathroom. The basement is currently rented and offers additional living space along with potential rental income. The south-facing backyard is fully fenced and features a fire pit where you can enjoy summer evenings with family and friends. The property also includes a double attached garage and a landscaped yard with back lane access. One of the best features of this home is its convenient location. With a school and playground right across the street and Martindale C-Train Station, Genesis Centre, Superstore, FreshCo, restaurants, shopping plazas and other everyday amenities just minutes away, everything you need is close to home. Easy access to Metis Trail and Stoney Trail makes commuting around the city convenient. Whether you are looking for a comfortable family home or a property with investment potential, this home has plenty to offer. Book your private showing today and come see it for yourself!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357097
Bedrooms	4
Bathrooms	3
Year Built	1996
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	2 Storey

Total Living Area:	1,290.94 sq. ft.
Acreage:	No
Lot Area:	3,476 sq. ft.
Lot Frontage:	32'1¾"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	6
Year built:	1996 (Age: 30)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	0
Plan:	9411374
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Linoleum, Tile
Cooling:	None
Fireplaces:	0

Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Northeast
Community:	Martindale
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings
Inclusions:	None
Restrictions:	None Known
Main Floor	Living Room · 15'4" × 13'6" ·
Main Floor	Kitchen · 8'10" × 8'5" ·
Main Floor	Dining Room · 11' × 7'10" ·
Main Floor	Laundry · 8'6" × 6'2" ·
2nd Floor	Bedroom · 12'3" × 8'11" ·
2nd Floor	Bedroom - Primary · 12'9" × 11'11" ·
2nd Floor	Bedroom · 11'2" × 10'3" ·
Basement	Living Room · 13'8" × 11'5" ·
Basement	Furnace/Utility Room · 8' × 6'5" ·
Basement	Bedroom · 11'5" × 7'10" ·
Basement	Kitchen · 10'8" × 2'11" ·
Basement	Den · 12'7" × 10'8" ·
Title to Land:	Fee Simple
Community Features:	Airport/Runway, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	Quartz Counters
Exterior Features:	Fire Pit, Garden, Playground
Patio And Porch Features:	None
Lot Features:	Back Lane, Landscaped, Level, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-C1N
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/35-martin-crossing-park-ne-calgary-a2357097/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 24, 2026 at 04:05 AM (UTC)

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Prepared November 24, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.