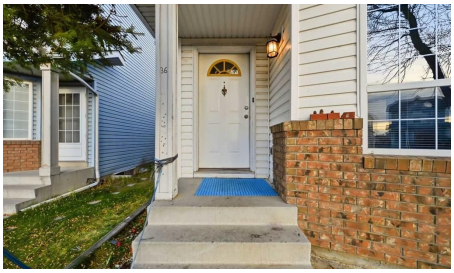
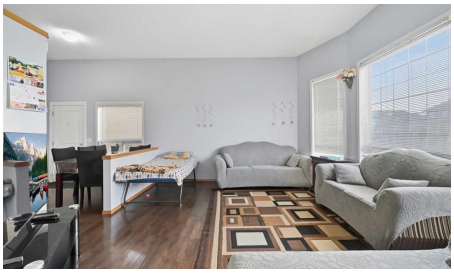
36 Martin Crossing Manor NE

Calgary | Active | MLS® A2354374

$529,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1996**	**1,116.7 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Coldwell Banker Mountain Central

A closer look

Welcome to 36 Martin Crossing Manor NE! This upgraded 4-level split home offers over 1,050 sq. ft. of functional above-grade living space in the heart of Martindale. The main floor features bright living and dining areas filled with natural light, alongside an inviting kitchen space. Upstairs boasts 3 bedrooms, highlighted by a primary bedroom complete with a private 2-piece ensuite, plus a full 4-piece main bath. The lower level features a separate exterior entrance leading to a fully finished space with a cozy gas fireplace family room, full 4-piece bathroom, second kitchen setup, a bedroom and a versatile den/flex space offering tremendous flexibility for extended family or personal use. Complete with recent mechanical updates (Newer furnace & hot water tank), Clean walls and a double detached garage with back lane access. Outstanding location within walking distance to Crossing Park School, local parks, green spaces and the community off-leash dog park. Plus, enjoy quick, convenient access to the Dashmesh Culture Centre, the Genesis Centre complex and Martindale LRT station!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354374
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:	4 Level Split
Total Living Area:	1,116.7 sq. ft.
Main Level Finished Area:	552.78 sq. ft.
Upper Level Finished Area:	563.92 sq. ft.

Below Grade Finished Area:	941.79 sq. ft.
Acreage:	No
Lot Area:	3,326 sq. ft.
Lot Frontage:	30'4"
Front Exposure:	West
Unit Exposure:	West
Levels:	4 Level Split
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:	1
Plan:	9612353
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Veneer, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Laminate
Cooling:	None

Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Off Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Electric Dryer Hookup, Lower Level, Washer Hookup
City Quadrant:	Northeast
Community:	Martindale
Appliances:	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	None
Restrictions:	None Known
Main Floor	Dining Room · 11'8" × 9'11" ·
Main Floor	Kitchen · 11'3" × 10'1" ·
Main Floor	Living Room · 15' × 13'10" ·
Upper Level	Bedroom · 12'3" × 8'6" ·
Upper Level	Bedroom · 13'7" × 8'6" ·
Upper Level	Bedroom - Primary · 16'4" × 11'1" ·
Lower Level	Family Room · 25'1" × 18'10" ·
Basement	Bedroom · 13'8" × 12'4" ·
Basement	Kitchen · 11'2" × 10'4" ·
Basement	Game Room · 11'2" × 8' ·
Basement	Furnace/Utility Room · 5'4" × 4'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths

Interior Features:	Laminate Counters, No Animal Home, Quartz Counters
Exterior Features:	Other, Private Yard
Patio And Porch Features:	None
Lot Features:	Back Lane, City Lot, Rectangular Lot
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-C1N
Listed Date:	Oct 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/36-martin-crossing-manor-ne-calgary-a2354374/

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