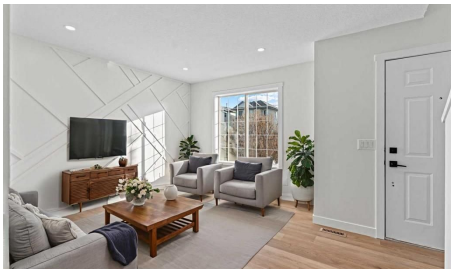
52 Martin Crossing Rise NE

Calgary | Active | MLS® A2345526

$539,999









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1995**	**1,197 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to this beautifully fully renovated detached home in Martindale! Featuring 3 spacious bedrooms and 1.5 bathrooms, this home is perfect for families or investors alike. The main floor offers a bright and functional layout with modern finishes throughout. The basement includes an illegal suite, providing excellent mortgage helper potential. Recent upgrades include a new furnace, giving you added comfort and peace of mind.
Located in a prime location - walking distance to the LRT/train station, parks, playgrounds, and close to schools - this home offers both convenience and lifestyle. Don’t miss this incredible opportunity!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345526
Bedrooms	4
Bathrooms	3
Year Built	1995
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:	1,197 sq. ft.
Acreage:	No
Lot Area:	2,852 sq. ft.
Lot Frontage:	26'3"
Front Exposure:	South

Levels:	Two
Total Rooms Above Grade:	7
Year built:	1995 (Age: 31)
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:	9411374
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -

Laundry Features:	Main Level
City Quadrant:	Northeast
Community:	Martindale
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 8'3" × 5'8" ·
Main Floor	Kitchen · 10'5" × 9'9" ·
Main Floor	Living Room · 17' × 12'2" ·
Main Floor	Living Room · 11'10" × 11'4" ·
2nd Floor	Bedroom · 8'11" × 8'5" ·
2nd Floor	Bedroom · 12'4" × 8'2" ·
2nd Floor	Bedroom - Primary · 13'6" × 13'1" ·
Basement	Bedroom · 11'8" × 9'3" ·
Basement	Kitchen · 21'9" × 9'4" ·
Basement	Storage · 20'10" × 6'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Smoking Home, Quartz Counters
Exterior Features:	Other, Rain Gutters
Patio And Porch Features:	Other, See Remarks
Lot Features:	Back Lane, Back Yard, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE

Zoning:	R-CG
Listed Date:	Sep 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/52-martin-crossing-rise-ne-calgary-a2345526/

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

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.