

\$534,999 - 39 Martin Crossing Rise Ne, Calgary

MLS® #A2135757

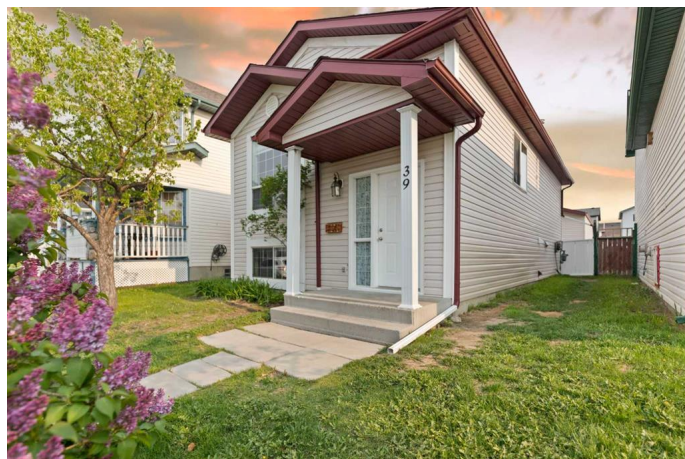
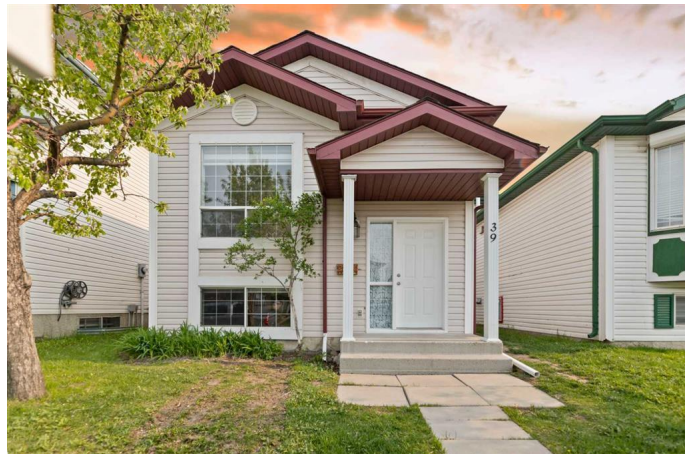
\$534,999

4 Bedroom, 2.00 Bathroom, 806 sqft

Residential on 0.07 Acres

Martindale, Calgary, Alberta

OPEN HOUSE JUNE 1, 2024- 12:00 (noon) till 6:00pm. Welcome to 39 Martin Crossing Rise NE. A NEWLY RENOVATED home in a great location and sitting on a quiet street on Martin Crossing Rise. This perfect starter home or investor's home offers 4 BEDS in total (2 upstairs, 2 downstairs), 2 FULL BATHROOMS in total (1 upstairs, 1 downstairs). Separate Entrance, Separate LAUNDRY (1 upstairs, 1 downstairs) and an OVERSIZE DOUBLE car GARAGE detached (24x24). Basement SUITE (KITCHEN) is illegal and is ready to be rented out. House was renovated with the following items recently and list includes- NEW ROOF SINGLES in 2022, ALL WATER LINE CHANGED TO PEX in 2022, LARGE HOT WATER TANK WAS ALSO REPLACED (50 GALLONS), NEW WINDOW COVERINGS, NEW PAINT, NEW FLOORING AND BASEBOARDS, NEW KITCHEN CABINETS AND QUARTZ COUNTERTOPS, GREAT SIZE SHED IN BACKYARD, DIMMABLE POT LIGHTS IN THE LIVING ROOM. MICROWAVE HOOD FAN VENTING TO OUTSIDE. The vaulted ceilings, paired with the natural light pouring in from the large windows lend a bright and spacious feel. The detached garage is a huge extra feature of note with 12 foot walls and so very many possibilities: Mechanic? Man Cave? She Shed? Drum practice? Additional storage? Motorcycle or hot rod storage? Home based business? Thatâ€™ll be for you to decide! The location cannot be beat: Close to all levels of



schooling, the C Train, major bus routes and within 10 minutes of all types of shopping, the convenience cannot be denied. Located on a quiet street in a central location, with a sizeable sunny South facing backyard, this could be the cozy "starter home"™ you have been looking for! Make arrangements to view asap!this one likely won't last long!

Built in 1996

Essential Information

MLS® #	A2135757
Price	\$534,999
Sold Price	\$540,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	806
Acres	0.07
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	39 Martin Crossing Rise Ne
Subdivision	Martindale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3J 3N8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2024
Date Sold	June 9th, 2024
Days on Market	9
Zoning	R-C1N
HOA Fees	0.00

Listing Details

Listing Office	Diamond Realty & Associates LTD.
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