

# \$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.

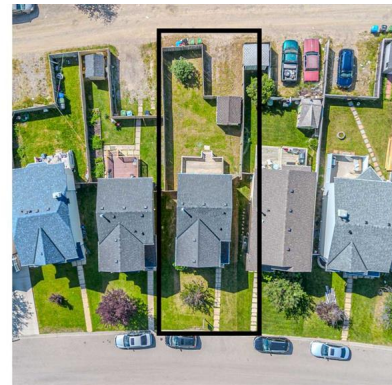
The main floor offers a welcoming layout  
featuring laminate and tile flooring throughout,  
a bright and spacious living room, a formal  
dining area, a functional kitchen, a convenient  
half bathroom, and a separate laundry area for  
added practicality.

Upstairs, youâ€™ll find three generously sized  
bedrooms, including a spacious primary  
retreat, along with a well-appointed 4-piece  
main bathroomâ€”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 facilitiesâ€”providing great  
potential for rental income or  
multi-generational living.

Located in one of Calgary NEâ€™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
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