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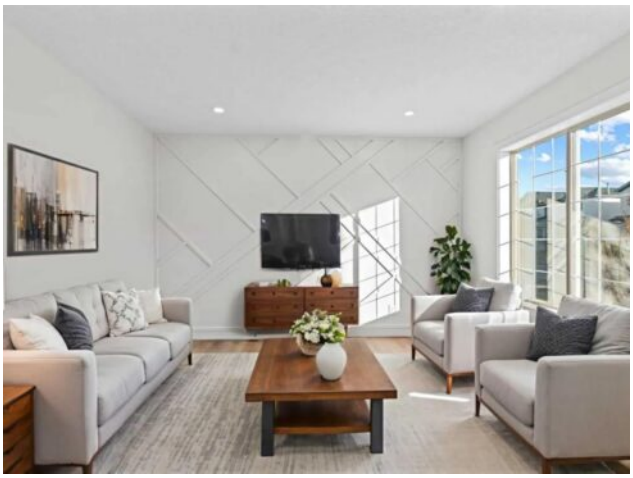
52 Martin Crossing Rise NE
Calgary, Alberta

MLS # A2345526



$539,999

Division:	Martindale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,197 sq.ft.	**Age:**	1995 (31 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Smoking Home, Quartz Counters		

Inclusions: N/A

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!

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