

31 Martin Crossing Rise NE
Calgary, Alberta

MLS # A2180582



\$520,000

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|------------------|---|---------------|-------------------|
| Division: | Martindale | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,040 sq.ft. | Age: | 1996 (28 yrs old) |
| Beds: | 3 | Baths: | 1 full / 1 half |
| Garage: | Double Garage Detached, Heated Garage | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Rectangular Lot | | |

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|--------------------|---------------------------------|
| Heating: | Forced Air |
| Floors: | Carpet, Laminate, Linoleum |
| Roof: | Asphalt Shingle |
| Basement: | Finished, Full |
| Exterior: | Vinyl Siding, Wood Frame |
| Foundation: | Poured Concrete |
| Features: | No Animal Home, No Smoking Home |

| | |
|-------------------|------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-CG |
| Utilities: | - |

Inclusions: N/A

Welcome to 31 Martin Crossing Rise, perfect starter home. This well maintain homes offers front veranda, heated garage, 3 bedrooms, 1.5 baths, good size kitchen & living room and finished basement. Fully fenced south facing yard with rear deck, R.V. Parking. Terrific location, walking distance to school, parks, playground, transportations and all amenities.