

6128 Madigan Drive NE
Calgary, Alberta

MLS # A2172960



\$489,900

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	854 sq.ft.	Age:	1975 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Quartz Counters		

Inclusions: All appliances listed in the appliance section

INVESTOR ALERT A beautifully maintained bi-level home offering 4 spacious bedrooms and 2 bathrooms. This property is perfect for growing families, first-time homebuyers, or investors looking for a well-rounded home in a desirable neighborhood. As you step inside, you're greeted by a bright and airy OPEN FLOOR PLAN that blends style and functionality, providing an ideal space for both everyday living and entertaining guests. The main living area features large windows that flood the space with NATURAL LIGHT, creating a warm and inviting atmosphere. The adjacent dining area connects seamlessly to the kitchen, offering ample cabinet and counter space for all your culinary needs. Whether you're hosting a family dinner or enjoying a quiet meal at home, this space is designed for convenience and comfort. The sliding doors off the dining area lead to a generous deck, perfect for outdoor gatherings, BBQs, or simply enjoying your morning coffee while overlooking the backyard. The FULLY FINISHED lower level offers even more living space, with a LARGE REC ROOM that can serve as a family room, home gym, or entertainment area. There's also plenty of STORAGE space, ensuring that every inch of the home is functional and practical. The home also features an OVERSIZED DOUBLE DETACHED GARAGE. Located in a family-friendly community, this home is just steps away from local schools, parks, and essential amenities, making it an ideal location for busy households. Whether you're commuting to work or exploring nearby shops and restaurants, you'll love the convenience of this central location.