



THE A-TEAM

RE/MAX FIRST

6128 MADIGAN Drive, Calgary T2A 4V8

MLS#: A2172960 Area: Marlborough Park Listing: 10/14/24 List Price: \$489,900
Status: Active County: Calgary Change: -\$9k, 16-Dec Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1975
Lot Information
Lot Sz Ar: 3,993 sqft
Lot Shape:

DOM

110
Layout
Beds: 4 (2 2)
Baths: 2.0 (2 0)
Style: Bi-Level

Parking

Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Lane, Rectangular Lot
Park Feat: Double Garage Detached, Oversized

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Balcony
Construction: Wood Frame, Wood Siding
Flooring: Ceramic Tile, Vinyl Plank
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Int Feat: Ceiling Fan(s), Quartz Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 4pc Bathroom, Dining Room, Living Room, 3pc Bathroom, and Bedroom with their respective levels and dimensions.

Legal/Tax/Financial

Title: Fee Simple
Legal Desc: 7410533

Zoning: R-CG

Remarks

Pub Rmks: ***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.**

Inclusions:
Property Listed By: **All appliances listed in the appliance section
PropZap Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







