



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6128 MADIGAN Drive, Calgary T2A 4V8**

MLS®#: **A2172960**      Area: **Marlborough Park**      Listing Date: **10/14/24**      List Price: **\$499,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**      Finished Floor Area  
 Year Built: **1975**      Abv Sqft: **854**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **3,993 sqft**      Ttl Sqft: **854**  
 Lot Shape:

DOM

**50**  
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**      Construction: **Wood Frame,Wood Siding**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Ceramic Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Balcony**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`11" x 5`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`3" x 8`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`11" x 8`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8`11" x 8`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`10" x 11`9"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`7" x 10`0"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`11" x 6`4"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>12`2" x 9`8"</b>
<b>Game Room</b>	<b>Basement</b>	<b>17`3" x 11`9"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>11`7" x 15`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`10" x 9`10"</b>			

Legal/Tax/Financial

Title: **Fee Simple**      Zoning: **R-CG**

Legal Desc:

7410533

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:

All appliances listed in the appliance section

Property Listed By:

PropZap Realty

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







