



THE
A-TEAM

**RE/MAX
FIRST**

864 MADEIRA Drive, Calgary T2A 7B8

MLS®#: **A2181003**

Area: **Marlborough Park**

Listing Date: **11/29/24**

List Price: **\$379,995**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1978**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,190**
Low Sqft:
Ttl Sqft: **1,190**

DOM

22
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Yard,Front Yard,Lawn**
Park Feat: **Common,Outside,Paved,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Private Entrance**

Construction: **Composite Siding**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Quartz Counters,Recessed Lighting**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`8" x 12`8"
Dining Room	Main	11`5" x 4`8"
Bedroom	Upper	8`6" x 9`8"
Bedroom - Primary	Upper	12`8" x 10`6"
3pc Bathroom	Basement	6`8" x 6`1"
Bonus Room	Basement	16`6" x 17`6"

Room	Level	Dimensions
Kitchen	Main	10`3" x 10`7"
2pc Bathroom	Main	2`9" x 7`3"
Bedroom	Upper	8`6" x 11`5"
3pc Bathroom	Upper	5`0" x 7`11"
Laundry	Basement	6`9" x 17`7"

Legal/Tax/Financial

Condo Fee:
\$409

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **7810994**

Remarks

Pub Rmks: **Located just 8 km from downtown, this beautifully updated 3-bedroom, 3-bathroom townhouse offers over 1,500 sq. ft. of finished living space in the highly convenient community of Marlborough Park. The home boasts modern upgrades, including luxurious vinyl plank flooring, recessed lighting, and an upgraded kitchen with durable laminate countertops, subway tile backsplash, all-new cabinets, fixtures, and stainless steel appliances. Additional updates include modern baseboards and a modern paint color palette throughout, adding a polished and modern feel. With a fenced backyard and two assigned parking stalls, this property is both functional and family-friendly. Recent updates include a new roof (2023), new furnace (2014), and hardy board siding (2012), ensuring peace of mind for years to come. The home comes with 2 assigned parking stalls and the building complex is pet friendly, no additional approvals required! Marlborough Park offers an unbeatable location with easy access to major routes, nearby shopping, work centers, and schools within the community. Surrounded by ample green space, this home is perfect for a growing family or anyone seeking a well-maintained property in a central location. Don't miss the chance to own this lovingly cared-for home in one of Calgary's most connected neighborhoods!**

Inclusions:
Property Listed By: **Window Coverings
Comox Realty**

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









