



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**6103 MADIGAN Drive #101, Calgary T2A 5K9**

MLS® #: **A2182185**      Area: **Marlborough Park**      Listing Date: **12/06/24**      List Price: **\$339,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1976**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Back Yard,Front Yard**  
 Park Feat: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **1,218**  
 Low Sqft:  
 Ttl Sqft: **1,218**

DOM

**15**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`7" x 4`3"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`2" x 9`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 7`7"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`6" x 14`11"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>8`1" x 4`11"</b>			

Legal/Tax/Financial

Condo Fee: **\$483**      Title: **Fee Simple**      Zoning: **M-C1**

Fee Freq:  
**Monthly**

Legal Desc: **7710848**

Remarks

Pub Rmks: **| 3 BEDS | 1.5 BATHS | 2 Parking Spots | Convenient Location! | Welcome to this well-maintained 2-storey townhome in the community of Marlborough Park! Pride of ownership is evident throughout this bright and inviting home. The main level features a spacious living area highlighted by a large bay window that lets in plenty of natural light. The kitchen boasts newer stainless steel appliances, a dining area, and direct access to the backyard. A convenient 2-piece bathroom completes the main floor. Upstairs, you'll find 3 good-sized bedrooms including a spacious primary with big bay windows and a 4-piece bathroom. The finished basement offers a large living area, extra storage space, and the potential to add a den if desired. The basement also includes newer washer and dryer units and a high-efficiency hot water tank. Condo fees include snow removal and water, adding value and peace of mind. Located close to parks, schools, shopping, and more, this home is move-in ready and perfect for a growing family or investor. Call your favourite agent today to book a showing!**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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





