



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**6060 Madigan Drive NE
Calgary, Alberta**

MLS # A2234032



\$452,000

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	980 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Oversized, RV Access/Parking, See Remarks		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: AS IS/WHERE IS

COURT ORDERED SALE! HANDYMAN SPECIAL WITH LOTS OF POTENTIAL!! Fully Developed Bungalow in the heart of Marlborough Park. Located on a great street across from the school, parks & playground. Main floor layout features a large living room, kitchen, 4 pc bathroom and 3 bedrooms. The lower level has a separate entrance leading to an ILLEGAL 2 bedroom basement suite the a spacious rec room, 2nd kitchen, 4 pc bathroom and 2 additional bedrooms. The large backyard features a deck and an oversized 2 car garage (30x20) with additional room for 2 cars to park beside or can be used for parking a trailer, boat or RV. There is a new roof on the main part of the house. This home requires a lot of work but also has lots of potential.