



GRASSROOTS
REALTY GROUP

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

5521A Maddock Drive NE
Calgary, Alberta

MLS # A2251537



\$270,000

Division:	Marlborough Park		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	472 sq.ft.	Age:	1973 (52 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad, Unpaved		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Street L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle, Tar/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Laminate Counters, No Smoking Home, Soaking Tub, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

NO CONDO FEES! This bright and inviting bi-level duplex offers a fresh, open floor plan with soaring vaulted wood ceilings that add warmth and character. The kitchen features light-colored cabinetry, stainless steel appliances, and a modern, airy feel. Enjoy direct access to a fully fenced west-facing backyard—perfect for evening sun—and a dedicated parking space. The lower level hosts two bedrooms, a convenient laundry area, and plenty of storage/utility space. Additional highlights include a high-efficiency furnace, LUX windows, durable laminate flooring, and a water filtration system under the kitchen sink. Close to schools, parks, shopping + access to transit + 16th Ave (Hwy 1). Move in this fall and make it your home! Come check it out!