



GRASSROOTS
REALTY GROUP

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**104, 6103 Madigan Drive NE
Calgary, Alberta**

MLS # A2260194



\$399,999

Division:	Marlborough Park		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,202 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Guest, On Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Drinking Water, Public
Floors:	Laminate, Vinyl	Sewer:	Public Sewer, Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 651
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	Natural Gas Not Paid, Electricity Connected, Electricity
Features:	French Door, No Animal Home, No Smoking Home, Pantry, Stone Counters		

Inclusions: All window coverings and all light fixtures included

RARE END UNIT!!! 1 parking stall included. Nice & Clean - well looked after 3 bedroom townhouse condo in Marlborough Park NE Calgary! With Newer Custom made kitchen cabinets, granite counter tops, newer custom made bathroom vanities. All appliances (Fridge, stove, dishwasher, washer & Dryer) are only about 2 years old! Nice bay windows in Living room, and in the Master bedroom. Master bedroom is HUGE! With His & Hers closets! The other two bedrooms upstairs are smaller but still good size. Full basement with Partially developed large room that could be used for a gym or an office area or games room! It also has a nice big walk in closet or extra storage! Great neighbours & close to all amenities such as schools, shopping, buses etc.