



GRASSROOTS
REALTY GROUP

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75, 6103 Madigan Drive NE
Calgary, Alberta

MLS # A2266114



\$269,900

Division:	Marlborough Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,238 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.16 Acre		
Lot Feat:	Brush, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 512
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Microwave Stand

This is a spacious, fully finished townhome full of potential for the right buyer. A fantastic opportunity for renovators, investors, or first-time buyers ready to put in some work and build equity. Step into the bright front living room with a stone, wood-burning fireplace, leading into a generous kitchen space. Enjoy the large separate dining area with sliding patio doors that open onto a private, west-facing fenced yard — a great space for relaxing or entertaining. Upstairs you'll find an oversized primary suite and two other good sized bedrooms and a full bathroom. The finished basement includes two additional rooms, ready for your finishing touches — ideal for a home office, gym, or extra living space. The exterior of the complex has been updated with newer windows and siding, giving it a fresh, modern look and added curb appeal. The lovely front yard offers a warm welcome, and best of all — no snow shovelling or lawn mowing required! The complex takes care of exterior maintenance, making ownership easy and convenient. This is a fixer-upper — it needs new flooring, paint, cabinets, and cosmetic updates throughout — but offers a solid layout and endless potential for those with vision. One assigned parking stall is conveniently located just outside your back gate. All of this in a central location close to schools, shopping, restaurants, and the Marlborough C-Train Station, with quick access to downtown and major routes. If you're looking for a project with upside, this is it. Bring your creativity and make it your own!