



GRASSROOTS
REALTY GROUP

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268 Madeira Place NE
Calgary, Alberta

MLS # A2275628



\$565,000

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,019 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: n/a

Fully rented revenue property with recent updates and strong rental demand. Recent basement improvements include new egress windows, vinyl plank flooring, new baseboards, and fresh paint, creating a bright and functional lower level. The property is fully leased on a month-to-month basis with current rents of \$1,700 for the main floor, \$1,300 for the basement, and \$400 for the detached garage. Features include a separate basement entrance, fenced yard, and an oversized double heated detached garage generating additional income. Located on a quiet residential street with convenient access to transit, schools, shopping, and major roadways. A well-maintained, turn-key investment with reliable income already in place.