



GRASSROOTS
REALTY GROUP

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

623 Madeira Drive NE
Calgary, Alberta

MLS # A2275824



\$639,900

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,122 sq.ft.	Age:	1974 (51 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Quartz Counters, See Remarks		

Inclusions: N/A

FULLY RENOVATED and move in ready| 5 BEDS | 3 FULL BATHS | SEPARATE ENTRANCE, KITCHEN, & LAUNDRY | Great Location!
| Located , this 5-bedroom, 3 full bath bungalow over 2100 sq ft living area is ready to welcome you home. Newly renovated with new windows and move-in ready, this home features vinyl plank flooring throughout and a bright, open-concept main floor that flows seamlessly into the kitchen and dining area. New kitchen offers matching quartz countertops, floor-to-ceiling cabinetry, and stainless steel appliances. There are 3 good-sized bedrooms on the main level, including a primary bedroom with its own 3-piece ensuite, plus a 5-piece bathroom to complete the floor. Downstairs, the fully finished Illegal Suite basement includes its own separate entrance, kitchen, and laundry. You'll find 2 additional good-sized bedrooms, including one with a private 3-piece bathroom. This home is ideal for large families or investors looking for a property with excellent rental potential. Detached extra large heated garage 23.5' X 23.5' perfect for hobbyists or mechanics. The large backyard offers plenty of space to enjoy, and the home is conveniently located near parks, schools, shopping, and more. Don't miss out, call your favorite agent to book a showing today!