



**GRASSROOTS**  
REALTY GROUP

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**623 Madeira Drive NE**  
**Calgary, Alberta**

**MLS # A2275824**



**\$639,900**

<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,122 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!