



**268 Madeira Place NE
Calgary, Alberta**

MLS # A2277518



\$559,000

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,019 sq.ft.	Age:	1978 (48 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

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Quartz Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: two sets of appliances as seen in the home when showing

Well-maintained detached bungalow offering flexible use for investors or future owner-occupants. The main floor features three bedrooms, while the lower level includes a two-bedroom basement suite with a separate entrance. Recent basement updates include new egress windows, vinyl plank flooring, baseboards, and fresh paint. The property is currently rented month-to-month with rents of \$1,700 for the main floor, \$1,300 for the basement, and \$400 for the oversized heated double garage, providing multiple income streams. Tenants are scheduled to vacate February 15, unless a purchaser wishes to assume them under a new lease. Additional highlights include a fenced yard, back lane access, heated garage, and a quiet residential location close to transit, schools, shopping, and major roadways. A versatile opportunity offering income today with future flexibility.