



GRASSROOTS
REALTY GROUP

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

55, 6103 Madigan Drive NE
Calgary, Alberta

MLS # A2277523



\$349,900

Division:	Marlborough Park		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,272 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Level, Paved, Standard Shaped Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 566
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows, Wet Bar		
Inclusions:	Fridge, Built-in dishwasher, Washer, Dryer, Garden Shed, Greenhouse, All Window Coverings, Hoodfan.		

Sparkling clean & move in ready, is this extensively RENOVATED 3 bedroom & den/2.5 bathroom with FULLY DEVELOPED basement plus a private/fenced South & West backyard. Over 1900 sq ft of floor to ceiling cutting edge updates in neutral colours. Updated: Kitchen, Bathrooms, Windows, Furnace, Flooring, Baseboards, Trim, Doors, Light Fixtures, Appliances & More. Spacious open concept kitchen with Quartz topped island. Large master bedroom with double closet. 17' x 16'; lower rec room with wet bar. Separate laundry. The list goes on. This home is an interior unit with a back lane so no road noise from major thoroughfares. Act Now … to book your viewing.