



**GRASSROOTS**  
REALTY GROUP

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**5423 Madigan Drive NE**  
**Calgary, Alberta**

**MLS # A2278593**



**\$510,000**

<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	980 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, RV Carport		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Slate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Stucco, Wood Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Quartz Counters, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** None

HOME SWEET HOME! Calling all first-time buyers and downsizers: this is the affordable gem you've been waiting for! Boasting fabulous curb appeal, this bright and spacious home has been lovingly maintained by the same owner for over 40 years and features a tastefully upgraded bathroom, kitchen with stainless steel appliances, AIR CONDITIONED, slate flooring. With 3 bedrooms and a pristine layout, this property offers incredible value. The sunny, south-facing backyard provides plenty of room to build a garage, while the unfinished basement is a blank canvas ready for your personal touch. Ideally located steps from public transit and minutes from the LRT Park and Ride, you'll enjoy easy access to 16 Ave, Deerfoot Trail, and Stoney Trail. Prime amenities including Marlborough Mall, Sunridge Mall, schools, and parks are all nearby. Don't miss out—book your private viewing today!