



**5816 Maddock Drive NE
Calgary, Alberta**

MLS # A2280835



\$499,000

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|------------------|--------------------------------------|---------------|-------------------|
| Division: | Marlborough Park | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,083 sq.ft. | Age: | 1972 (54 yrs old) |
| Beds: | 5 | Baths: | 1 full / 1 half |
| Garage: | Alley Access, Single Garage Detached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Rectangular Lot | | |

Heating: Central, Forced Air, Natural Gas

Water: -

Floors: Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stucco, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), No Animal Home, Quartz Counters, Separate Entrance, Vinyl Windows

Inclusions: N/A

Welcome to this solid and affordable 3-bedroom bungalow in desirable Marlborough Park, offering a large lot with rear lane access, recent upgrades, and tremendous potential for customization. This home is an excellent choice for first-time home buyers or those looking to add their personal touch and build future value. The home features major mechanical and envelope updates, including roof, windows, and laminate flooring updated in 2016, plus a new furnace installed in 2024. The interior has been freshly painted throughout, and the kitchen has been updated for everyday use. Practical upgrades continue with a brand new dishwasher (2026). Enjoy outdoor living on the extra-large backyard deck, perfect for summer BBQs and family gatherings. The partially finished basement presents a great opportunity to create additional living space, home office, or recreation area to suit your needs. Situated in a well-established northeast Calgary neighborhood, this home is close to local parks, schools, shopping, and transit options. Easy access to major roadways offers convenient commuting throughout the city. The area's mature setting and community spirit make Marlborough Park a comfortable place to call home. Don't miss your chance to own this move-in ready bungalow with long-term potential in Marlborough Park!