



**5423 Madigan Drive NE
Calgary, Alberta**

MLS # A2291849



\$439,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: None

HOME SWEET HOME! Under 500k! 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. Updated, windows and mechanicals, 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!