



54, 6103 Madigan Drive NE
Calgary, Alberta

MLS # A2292447



\$294,900

Division:	Marlborough Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,273 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 566
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Concrete	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Vinyl Windows		

Inclusions: Fridge, stove, Built in dishwasher, Washer, Dryer, Hoodfan, BBQ, All Window Coverings

Great entry pricing for this UPDATED 3 bedroom 1 ½ bath Town Home at almost 1300 square feet plus basement. Large: Master bedroom/Kitchen eating area/Living room & stone fireplace. Updates for this NON SMOKING family home include: Shingles, Siding, Windows & Doors, Poured Concrete Sidewalks, New fencing, Updated 4 piece bathroom, New appliances, New paint, New interior doors. Bright kitchen with abundant natural light. Owners invested \$18,000 in Central Air conditioning (with 240 vault panel), New furnace & hot water tank. Private fenced yard. On site clubhouse available for larger gatherings. Move in with an easy 1 block walk to 3 different schools, Marlborough Park & strip mall adjacent. Water/Sewer included in condo fees. This home is ready to be yours. Flexible showing hours so contact your Realtor to book your viewing.