



268 Madeira Place NE
Calgary, Alberta

MLS # A2295798



\$569,000

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,019 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating: Forced Air

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Quartz Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Welcome to this move-in ready and freshly updated detached bungalow in the desirable Marlborough Park neighbourhood. This bright and well-maintained home has been professionally cleaned, painted throughout, and thoughtfully updated. It is now completely vacant and ready for immediate possession. The main floor offers three spacious bedrooms, a large living room filled with natural light, and a functional kitchen with plenty of cabinet space. Quality hardwood and tile flooring flow throughout the main level. The lower level has received a full refresh including new egress windows, stylish vinyl plank flooring, crisp baseboards, and fresh paint. It features two additional bedrooms, a four-piece bathroom, separate laundry, and its own private entrance. This space is ideal for extended family or supplemental rental income. Recent exterior touch-ups enhance the curb appeal, while the large fully fenced backyard offers plenty of space for relaxing or entertaining, complete with back lane access and an oversized heated double garage. Conveniently located in a quiet neighbourhood and just minutes to schools, parks, transit, shopping, and major roadways. Whether you are a first-time buyer, growing family, or looking for a versatile income-producing property, this turn-key five-bedroom, two-bathroom home offers immediate comfort and excellent long-term value. Vacant and easy to show. Book your viewing today.