57, 6103 Madigan Drive NE
Calgary, Alberta

MLS # A2296158

$274,900

Division:	Marlborough Park
Type:	Residential/Five Plus
Style:	2 Storey

Size:	1,189 sq.ft.	**Age:**	1976 (50 yrs old)
Beds:	4	**Baths:**	1 full / 1 half

Garage:	Alley Access, Assigned, Outside, Parking Pad, Paved, Rear Drive, See Rema
Lot Size:	-
Lot Feat:	Back Yard, Private, Rectangular Lot, See Remarks

Heating:	Central, Forced Air	**Water:**	-
Floors:	Hardwood, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 534
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	M-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Laminate Counters, See Remarks, Separate Entrance, Storage, Vinyl Windows		

Inclusions:	N/A

WOW! Welcome to this beautifully maintained end-unit townhouse in "Villa in the Park", located in the desirable community of Marlborough Park. Offering 4 spacious bedrooms and 1.5 bathrooms, in 1,746 square feet of fully developed living space, this home is perfect for families or those seeking extra space. Enjoy an abundance of natural light with east, west, and north exposures, along with a fully fenced, private, west-facing backyard—ideal for relaxing or entertaining. This townhome features newer vinyl windows, newer appliances, updated kitchen, and major mechanical upgrades including a newer furnace and hot water tank. Cozy up by the charming wood-burning fireplace, and appreciate the convenience of your dedicated outdoor parking stall (#57) directly behind the unit. Just steps from shopping, dining, transit, parks, pathways, and schools, with easy access to major roadways, this location truly has it all. Condo fees here include water and sewer utilities! Don’t miss this fantastic opportunity—call now to view!