



**6023 MADDOCK Drive NE**  
**Calgary, Alberta**

**MLS # A2296927**



**\$569,900**

<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, No Smoking Home		

**Inclusions:** NONE

Fantastic opportunity to live in a great area of Calgary. Quick access to schools, shopping and transit. This home comes with a single front drive garage and lots of parking. Also, a large parking front pad. Inside this home you will find a large and beautiful living room with lots of room for company. There are three bedrooms and a full bathroom. The master bedroom has a two-piece ensuite. Basement is partially finished with a family room. Call your favorite realtor today because this one won't last.