



268 Madeira Place NE
Calgary, Alberta

MLS # A2301328



\$559,000

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	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: n/a

Live up and rent down in this fully vacant 5-bedroom bungalow in Marlborough Park, offering immediate possession and excellent income potential. The main floor features three spacious bedrooms, a large living area, and a functional kitchen with ample cabinet space. Recent updates include fresh paint throughout, creating a solid foundation for buyers to make it their own. The lower level has been refreshed with new egress windows, vinyl plank flooring, baseboards, and paint. It includes two additional bedrooms, a full bathroom, separate laundry, and a private entrance, well suited for extended family or added income potential. Outside, enjoy a fully fenced backyard with back lane access and an oversized heated double garage, a rare and highly desirable feature in the area. Located on a quiet street close to schools, parks, transit, shopping, and major roadways. A versatile property ideal for homeowners and investors alike. Vacant and easy to show with quick possession available.