



**GRASSROOTS**  
REALTY GROUP

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**5431 Madigan Drive NE**  
**Calgary, Alberta**

**MLS # A2210040**



**\$624,900**

<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,023 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Smoking Home		

**Inclusions:** none

RECENTLY RENOVATED BUNGALOW WITH 3+2 BEDROOMS 2.5 BATHS. 2 BEDROOMS ILLEGAL SUITE IN THE BASEMENT WITH SEPARATE ENTRANCE AND COMMON LAUNDRY. SOME OF THE UPGRADES ARE NEW FLOORING, NEW KNOCK DOWN CEILING, NEWER TRIPLE PANE WINDOWS, NEW DOORS, TILES, ROOF AND THE LIST GOES ON. HOUSE IS CLOSE TO ALL THE AMENITIES LIKE SCHOOLS, SHOPPING, TRANSPORTATION, PARKS AND LRT STATION. OVER SIZE 26X22 DOUBLE DETACHED GARAGE AND RV PARKING. VERY EASY TO SHOW ANY TIME. VACANT FOR QUICK POSSESSION.. ONE OF THE BEDROOMS IN THE BASEMENT DOES NOT HAVE EGRESS WINDOW, PLEASE NOTE.