# \$300,000 - 85, 6103 Madigan Drive Ne, Calgary

MLS® #A2103746

## \$300,000

3 Bedroom, 2.00 Bathroom, 1,319 sqft Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

GET YOUR VALENTINES DAY GIFT
HEEEEEEERE !!!! OPEN HOUSE
SATURDAY FEB 17, 2024 12PM 2PM....Welcome to a stylish, turnkey,
townhouse in Marlborough Park! This beautiful
3-bedroom, 1.5-bathroom, street facing (ample
parking) end unit is a true GEM, offering a
perfect blend of comfort, convenience, and
pride in ownership is very evident.

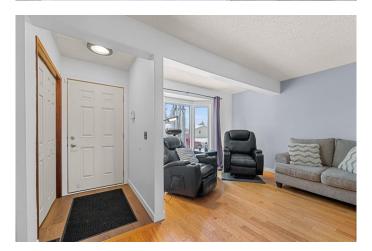
As you step inside, you'll be greeted by the inviting living space featuring hardwood flooring with stone faced fireplace (wood burning). This unit has been FRESHLY painted throughout, this has added a refresh that carries through to the upper level. The upper level boasts brand-new Luxury Vinyl Plank (LVP) floors, providing a contemporary and low-maintenance finish throughout.

The functional kitchen is designed for both style and efficiency, making meal preparation a joy. The adjacent dining area opens to a small fenced yard, perfect for enjoying the outdoors and providing a private space for relaxation or entertaining.

With a full bath on the upper level that has HEATED floors and a convenient half bath on the main floor, this townhouse caters to your every need. The unfinished basement is a blank canvas, awaiting your personal touch and creative ideas to transform it into your ideal space. The Washer and Dryer were







purchased in 2023.

One of the standout features of this property is its prime location. The townhouse is conveniently situated right on a main bus route, with a bus stop just outside the front door, ensuring easy access to public transportation. Additionally, three prominent schools are within walking distance, making it an ideal home for families.

Pride in ownership is evident throughout this well-maintained property, creating a warm and inviting atmosphere. Don't miss the opportunity to make this townhouse your home sweet home. Schedule a viewing today and experience the perfect blend of comfort, convenience and affordability in Marlborough Park.

#### Built in 1976

#### **Essential Information**

MLS® # A2103746 Price \$300,000 Sold Price \$353,000

Bedrooms 3
Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 1,319
Acres 0.00
Year Built 1976

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Sold

## **Community Information**

Address 85, 6103 Madigan Drive Ne

Subdivision Marlborough Park

City Calgary
County Calgary
Province Alberta
Postal Code T2A 5K9

#### **Amenities**

Amenities Parking

Parking Spaces 2

Parking Off Street, Parking Pad

#### Interior

Interior Features Kitchen Island, Storage, Vinyl Windows

Appliances Dishwasher, Dryer, Other, Range Hood, Refrigerator, Stove(s), Washer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes

# of Fireplaces 1

Fireplaces Brick Facing, Living Room, Wood Burning

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Playground, Private Entrance, Private Yard, Storage

Lot Description Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Street Lighting,

Sloped Down

Roof Asphalt Shingle

Construction Brick, Cedar, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed February 14th, 2024
Date Sold February 29th, 2024

Days on Market 15
Zoning M-C1
HOA Fees 0.00

# **Listing Details**

## Listing Office eXp Realty

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