

\$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
HEEEEEEEERE !!!! 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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.