



**5423 Madigan Drive NE
Calgary, Alberta**

MLS # A2315979



\$599,999

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	982 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking, RV Gated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: AC Unit

Fully renovated from top to bottom with a brand-new 2-bedroom illegal basement suite, double detached garage, gated RV parking, and central air conditioning, this turn-key property offers an incredible opportunity for homeowners and investors alike. The main floor has been completely updated and features a bright, open layout, modern finishes, and a beautifully renovated kitchen with stainless steel appliances. Large new windows throughout the home provide an abundance of natural light while enhancing energy efficiency and comfort, while the central A/C ensures you stay cool and comfortable during the warmer months. Downstairs, the newly constructed 2-bedroom illegal suite offers its own fully functional kitchen, spacious living room, separate laundry, and a full 3-piece bathroom, making it ideal for extended family, guests, or as a mortgage helper. Major upgrades provide peace of mind for years to come, including a new roof, gutters, downspouts, furnace, hot water tank, water softener, windows, and a brand-new double detached garage. One of the standout features of this property is the gated RV parking, providing secure space for your RV, trailer, boat, or additional vehicles, a rare find in the city. Conveniently located close to schools, parks, shopping, public transit, the LRT, Marlborough and Sunridge shopping centers, and with quick access to Deerfoot Trail, Stoney Trail, and downtown Calgary, this home combines modern living with exceptional convenience. Whether you're looking for a move-in-ready family home or an investment property with strong income potential, this is a rare opportunity you won't want to miss.