



**GRASSROOTS**  
REALTY GROUP

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114, 6103 Madigan Drive NE  
Calgary, Alberta

MLS # A2318396



**\$325,000**

|           |                       |        |                   |
|-----------|-----------------------|--------|-------------------|
| Division: | Marlborough Park      |        |                   |
| Type:     | Residential/Five Plus |        |                   |
| Style:    | 2 Storey              |        |                   |
| Size:     | 1,203 sq.ft.          | Age:   | 1976 (50 yrs old) |
| Beds:     | 3                     | Baths: | 1 full / 1 half   |
| Garage:   | Assigned, Stall       |        |                   |
| Lot Size: | -                     |        |                   |
| Lot Feat: | Back Lane, Landscaped |        |                   |

|             |                                                 |            |        |
|-------------|-------------------------------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas                         | Water:     | -      |
| Floors:     | Carpet, Hardwood, Tile                          | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                 | Condo Fee: | \$ 595 |
| Basement:   | Full                                            | LLD:       | -      |
| Exterior:   | Concrete, Mixed, Wood Frame, Wood Siding        | Zoning:    | M-C1   |
| Foundation: | Poured Concrete                                 | Utilities: | -      |
| Features:   | Breakfast Bar, Closet Organizers, Wood Counters |            |        |

**Inclusions:** attached shelving & shelving in bathroom

Welcome home! In 2021 this great three bedroom unit received a bright, new kitchen with an eating bar, backsplash, new vanity, and updated main bathroom. The main floor features hardwood and tile flooring. The woodburning fireplace in the living room makes a beautiful feature wall and you'll appreciate the convenient main floor powder room, perfect for guests. Upstairs you will find a bright and spacious primary bedroom featuring a generous closet with custom built closet organizer, as well as two more bedrooms and a 4 piece bath. The basement family room has been partially developed and is ready for your personal touches. Outside, you will appreciate your own private, fenced yard with patio, leading to your parking stall. This townhouse complex is pet friendly with board approval.