



GRASSROOTS
REALTY GROUP

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268 Madeira Place NE
Calgary, Alberta

MLS # A2326897



\$529,000

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,019 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: n/a

Welcome to this updated 5-bedroom bungalow located on a quiet cul-de-sac in Marlborough Park, featuring a rare oversized 29' x 24' heated double detached garage, separate exterior entrance, and over 2,000 sq. ft. of developed living space. The bright and inviting main floor offers new luxury vinyl plank flooring, fresh paint, large bay windows, and three well-sized bedrooms. The functional kitchen provides ample cabinetry, generous prep space, quartz counters, and an adjacent dining area ideal for everyday living and entertaining. The fully developed lower level includes a separate exterior entrance, separate kitchen and laundry, two additional bedrooms, a full bathroom, egress windows, and updated finishes. This flexible space is well suited for extended family, multi-generational living, guests, or additional living space. Outside, enjoy a fully fenced backyard with back-lane access and plenty of room for parking, storage, hobbies, or workshop use. Conveniently located close to schools, parks, shopping, transit, and major roadways, this well-maintained home offers an exceptional combination of space, versatility, and garage storage in an established family-friendly neighbourhood. Vacant and available for flexible possession.