



GRASSROOTS
REALTY GROUP

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**116, 6103 Madigan Drive NE
Calgary, Alberta**

MLS # A2334346



\$314,500

Division:	Marlborough Park		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,294 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 566
Basement:	Full	LLD:	-
Exterior:	Brick, Mixed, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: N/A

Looking for a 3 bed 2 bath end unit home with all the big ticket items done? Well, you have just found your new home. This end unit only shares one wall and is move-in ready. With just under 1300 sf on the 2 levels and still more square footage in the basement there is enough space for the whole family. But first let's start with the Upgrades! HWT 2016, FURNACE 2022, WASHER 2022, DRYER 2024, CARPET & TILE 2024, STAINLESS STOVE, FRIDGE, DISHWASHER & OTR MICROWAVE 2024, BACKYARD RUBBER TILES 2024. The fireplace is wood burning, so perfect for those chilly nights. The overall complex has undergone upgrades as well. Siding, roofing, windows and doors making this an easy transition. The living room is large, open and bright, with tons of room for your furniture and still enough room for a desk/workstation. The sunlit kitchen is an ample size with enough room for a good sized table & chairs and then some. Garden doors off the kitchen lead out the the fully fenced backyard. All the natural light make this room open and bright. The main floor bath round out this floor. Upstairs, the primary bedroom is huge with his & hers closets. The main bath separates the primary from the other two bedrooms which are a good size as well. The basement is waiting for the new family to add their personal touches to finish it. The location is one of the best! Mature trees throughout the complex as well as newer poured concrete walkways. The condo fees of just \$565.70 include common area maintenance, water & sewer. Garbage and recycling are on site. Families with little ones will love the proximity to the schools. The dedicated parking spot is right behind the unit and also has with plenty of visitor parking. This home has great bones at the same time allowing you to add a few personal touches. Walking distance to Roland Michener Elementary & Dr.

Gladys McKelvie Egbert Junior High minutes away. And lets not forget Marlborough Park with tennis courts, ball diamonds, and walking paths minutes away as well. Shopping, restaurants and other amenities are all close by. Major thoroughfares right off Madigan Drive make access to Deerfoot & Stoney a breeze.