



GRASSROOTS
REALTY GROUP

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6024 Madigan Drive NE
Calgary, Alberta

MLS # A2338144



\$499,999

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,124 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Driveway, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Front Yard, Irregular Lot, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Tile Counters		

Inclusions: none

~~~~~CORNER LOT / DOUBLE GARAGE / ~~~~~Great corner bungalow in the heart of Marlborough Park, offering 3 spacious bedrooms, with 3 bedrooms on the main level and a office/den in the developed basement. The main floor features a bright, open-concept layout with a spacious kitchen, dining area, and comfortable entertaining space. The developed basement features a separate entrance, an office/den, a huge recreation/living room, and a 3-piece bathroom, providing excellent additional living space for a growing family, guests, or a home office. This well-maintained home has seen several important updates, including a new furnace (August 2025), new water tank (2025), roof (2024), and updated windows in the living room, dining room, and kitchen (2024). Ideally located directly across from the Marlborough Park Community Centre and just steps from Dr. Gladys McKelvie Egbert School, this home offers exceptional convenience. Enjoy easy access to schools, parks, shopping, public transportation, and all the amenities the community has to offer. A double detached garage and convenient side-street access provide ample parking.