



GRASSROOTS
REALTY GROUP

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5972 Madigan Drive NE
Calgary, Alberta

MLS # A2346836



\$649,000

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,195 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Oversized, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage		

Inclusions: N/A

INVESTOR ALERT! Exceptional opportunity in desirable Marlborough Park with an impressive combination of space, upgrades, parking, and income potential. This upgraded home offers a rare oversized single attached garage PLUS an oversized double detached garage, parking pad, and an illegal basement suite with separate entrance, providing multiple options for rental income, multigenerational living, or additional storage. The possibilities are extensive: live upstairs, rent the lower level, and potentially rent the oversized detached garage separately for storage or additional income. Enjoy the added bonus of a dry sauna, newer windows, new appliances upstairs, and a roof approximately 5 years old on the home. The detached garage roof was completed LAST YEAR! With so many valuable features in one property, this is a unique opportunity for investors, first-time buyers, or anyone looking for flexibility and future potential. Properties offering this combination of garages, illegal suite potential, upgrades, and versatility don't come along often, so book your showing and explore everything this home has to offer! Don't forget the EXCELLENT LOCATION! Across from the park, schools, transit and shopping are all steps away. Flexible, versatile, and packed with value! This is the kind of property investors and savvy buyers should move quickly to see. Book your showing today and don't miss the opportunity to make this one yours!***Certain photos are digitally staged to show the home's potential- furniture is not included.***