

# \$359,900 - 40, 6103 Madigan Drive Ne, Calgary

MLS® #A2216894

## \$359,900

3 Bedroom, 2.00 Bathroom, 1,263 sqft

Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

FULLY RENOVATED | PRIVATE BACKYARD

| 2 PARKING STALLS | FINISHED

BASEMENT | WOOD BURNING FIREPLACE

| Get ready to be impressed by this FULLY

UPDATED, 3 bed 1.5 bath bright and cozy,

aesthetically pleasing townhome with over

1500 sq ft finished living space in Marlborough

Park. Open concept unit features designer

paint, elegant accent wall panels, NEW high

end SAMSUNG stainless steel appliances,

NEW FURNACE, extravagant quartz

countertops, gorgeous backsplash tile, list

goes on and on. FULLY FINISHED

BASEMENT with a large rec room, office

space and plenty of storage. Enjoy outdoors

with FULLY FENCED backyard. Parking pad

at your doorstep. The complex got new siding

and windows recently! Nestled in a FAMILY

FRIENDLY, quiet complex surrounded by

mature trees and park-like setting. Central

location; walk to parks, transit, shopping,

schools, restaurants and many more.

Built in 1976

## Essential Information

MLS® # A2216894

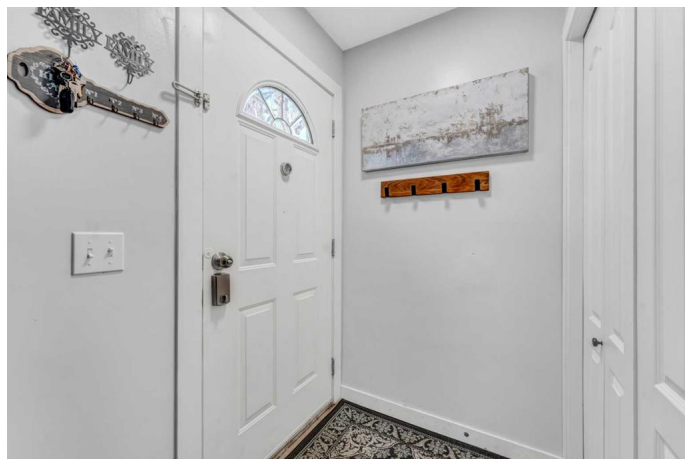
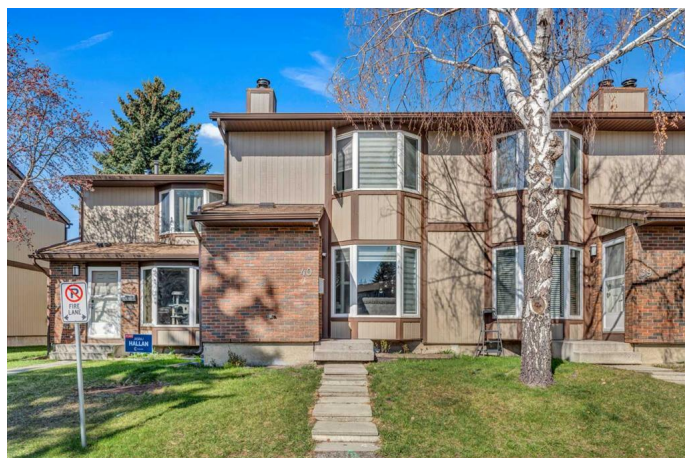
Price \$359,900

Bedrooms 3

Bathrooms 2.00

Full Baths 1

Half Baths 1



|                |               |
|----------------|---------------|
| Square Footage | 1,263         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 40, 6103 Madigan Drive Ne |
| Subdivision | Marlborough Park          |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2A 5K9                   |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Trash, Visitor Parking |
| Parking Spaces | 2                      |
| Parking        | Stall                  |

### **Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                    |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Fireplace(s), Forced Air                                           |
| Cooling           | None                                                               |
| Fireplace         | Yes                                                                |
| # of Fireplaces   | 1                                                                  |
| Fireplaces        | Wood Burning                                                       |
| Has Basement      | Yes                                                                |
| Basement          | Finished, Full                                                     |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Back Lane, Private              |
| Roof              | Asphalt Shingle                 |
| Construction      | Mixed, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 4             |
| Zoning         | M-C1          |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.