

# \$614,900 - 6064 Madigan Drive Ne, Calgary

MLS® #A2232669

**\$614,900**

5 Bedroom, 3.00 Bathroom, 1,121 sqft

Residential on 0.12 Acres

Marlborough Park, Calgary, Alberta

Corner Lot!! Across from Park!! Welcome to this Charming Bungalow – a well-maintained bungalow situated on a desirable corner lot! Spacious and bright home offers excellent value, featuring 3 bedrooms on the main floor with 1.5 bathrooms (half bath on the main floor bedroom), Beautiful hardwood flooring throughout, a generous living room with large windows that flood the space with natural light, and a functional kitchen with warm wood cabinetry and ample counter space. The home has a new roof that was changed recently. The basement boasts an illegal suite with 2 additional bedrooms, offering great potential for extended family living or rental income. Outside, enjoy a huge backyard, a double detached garage, and plenty of room to relax, entertain, or garden. Located close to schools, shopping, transit, and all major amenities, this property is ideal for families, investors, or first-time buyers. Don't miss your chance to own this fantastic home in a prime location!

Built in 1975

## Essential Information

MLS® #	A2232669
Price	\$614,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,121
Acres	0.12
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	6064 Madigan Drive Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5B8

### **Amenities**

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Street Lighting
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 23rd, 2025
Days on Market	22
Zoning	R-CG

**Listing Details**

Listing Office	CIR Realty
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