

# \$480,000 - 6082 Madigan Drive Ne, Calgary

MLS® #A2237352

**\$480,000**

5 Bedroom, 3.00 Bathroom, 1,126 sqft

Residential on 0.11 Acres

Marlborough Park, Calgary, Alberta

**HANDYMAN SPECIAL!! INVESTORS ALERT!!! ILLEGAL BASEMENT SUITE WITH SEPARATE SIDE ENTRANCE!** Welcome to this **SPACIOUS** bungalow in the heart of Marlborough park, offering comfort, style, and versatility. This humble abode features a total of 5 bedrooms—3 on the main floor and 2 in the fully developed basement (**ILLEGAL SUITE WITH SEPARATE SIDE ENTRANCE AND KITCHEN**). There are 2 full bathrooms plus a convenient 2-piece bath on the primary bedroom. The main floor kitchen has central island, huge cabinets, quartz countertops, floor tiles, and modern appliances perfect for family meals and entertaining. . A spacious living room Enjoy a double detached garage and a fenced yard that surrounds the home—great for kids, pets, and outdoor gatherings. This is a fantastic opportunity to own a property in a prime location! Close to schools, transit, and amenities. Book your showings today!

Built in 1975

## Essential Information

MLS® #	A2237352
Price	\$480,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,126
Acres	0.11
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	6082 Madigan Drive Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5B8

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, See Remarks, Tile Counters
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 10th, 2025
Zoning	R-CG

**Listing Details**

Listing Office            CIR Realty

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