

268 Madeira Place NE
Calgary, Alberta

MLS # A2277518



\$559,000

Division: Marlborough Park

Type: Residential/House

Style: Bungalow

Size: 1,019 sq.ft. **Age:** 1978 (48 yrs old)

Beds: 5 **Baths:** 2

Garage: Double Garage Detached, Heated Garage, Off Street

Lot Size: 0.11 Acre

Lot Feat: Back Lane, Back Yard, Rectangular Lot

Heating: Forced Air

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame, Wood Siding

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Quartz Counters

Inclusions: two sets of appliances as seen in the home when showing

Well-maintained detached bungalow offering flexible use for investors or future owner-occupants. The main floor features three bedrooms, while the lower level includes a two-bedroom basement suite with a separate entrance. Recent basement updates include new egress windows, vinyl plank flooring, baseboards, and fresh paint. The property is currently rented month-to-month with rents of \$1,700 for the main floor, \$1,300 for the basement, and \$400 for the oversized heated double garage, providing multiple income streams. Tenants are scheduled to vacate February 15, unless a purchaser wishes to assume them under a new lease. Additional highlights include a fenced yard, back lane access, heated garage, and a quiet residential location close to transit, schools, shopping, and major roadways. A versatile opportunity offering income today with future flexibility.