

268 Madeira Place NE  
Calgary, Alberta

MLS # A2277518



## \$559,000

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Marlborough Park                                  |               |                   |
| <b>Type:</b>     | Residential/House                                 |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,019 sq.ft.                                      | <b>Age:</b>   | 1978 (48 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, Heated Garage, Off Street |               |                   |
| <b>Lot Size:</b> | 0.11 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Rectangular Lot             |               |                   |

|                    |                                |                   |      |
|--------------------|--------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame, Wood Siding        | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -    |
| <b>Features:</b>   | 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.