

**6128 Madigan Drive NE**  
**Calgary, Alberta**

**MLS # A2281919**



# \$499,900

<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	854 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<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>	Ceiling Fan(s), Quartz Counters		

**Inclusions:** N/A

Welcome to 6128 Madigan Drive NE. Well cared for bi-level home offering four spacious bedrooms and two bathrooms. This property is well suited for families, first-time buyers, or investors looking for a solid home in a desirable area. Upon entry, you are welcomed by a bright open layout that balances comfort and functionality, making it ideal for everyday living and entertaining. Large windows throughout the main living space allow abundant natural light, creating a warm and inviting atmosphere. The dining area connects smoothly to the brand new kitchen on the main level, which provides ample cabinet and counter space for daily use and family meals. Sliding doors from the dining area lead to a generous deck, perfect for outdoor gatherings, barbecues, or relaxing while overlooking the backyard. The fully developed lower level adds valuable living space and features a large recreation room that can be used as a family area, fitness space, or entertainment room, along with a brand new kitchen on the lower level, offering excellent flexibility for extended family or additional living options. There is also plenty of storage throughout the lower level, ensuring the home remains organized and practical. An oversized double detached garage completes the property. Located in a family-friendly community, this home is close to schools, parks, and everyday amenities. With convenient access to shopping, dining, and main commuting routes, the location offers both comfort and practicality for busy households.