

5720 Madigan Drive NE
Calgary, Alberta

MLS # A2287526

\$549,900



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|-----------|---|--------|-------------------|
| Division: | Marlborough Park | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,096 sq.ft. | Age: | 1975 (51 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Alley Access, Double Garage Detached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Front Yard, Irregular Lot, Landscaped, Str | | |

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|-------------|----------------------------------|------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Concrete, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |
| Inclusions: | None | | |

Welcome to this charming and versatile bi-level home featuring 4 spacious bedrooms and 2 full bathrooms. The main floor offers a beautifully updated kitchen with sleek stainless steel appliances and classic wood cabinetry. Natural light floods the open-concept living and dining areas, creating a warm and inviting atmosphere. Two generously sized bedrooms and a stylish 3-piece bathroom with a unique step-up tub complete the main level. The walk-up basement expands your options with a large 3rd & 4th bedroom, a 4-piece bathroom, and a dedicated laundry room—ideal for extended family or rental potential. A bright sunroom opens directly to the fully paved backyard, offering the perfect space for entertaining or relaxing. A sizeable detached garage provides ample parking and storage. Situated on a quiet street just steps from a playground, the home also offers excellent access to Stoney Trail, the Trans-Canada Highway, and Deerfoot Trail. Schools, shopping, and everyday amenities are all nearby. Whether you're a growing family, accommodating extended family, or looking for an income-generating opportunity, this property delivers exceptional value and flexibility.