



## 248 Madeira Crescent Calgary Alberta

\$449,900

Excellent location on a quiet crescent with local traffic only! West facing back yard on a good sized lot with plenty of room for a LARGE garage! Discover the charm of an ideal starter home or a smart investment opportunity. Situated in a family-oriented neighbourhood, this property provides peace and quiet while maintaining close proximity to essential amenities, including schools, shopping centers, parks, and public transit. Newer high efficiency furnace and updated hot water tank. All appliances "as is" . Don't miss your chance to own this gem in a prime location--book your showing today! (id:6769)

Bedroom 11.25 Ft x 10.08 Ft

Bedroom 10.83 Ft x 10.00 Ft

2pc Bathroom 7.42 Ft x 4.92 Ft

Living room 16.92 Ft x 11.92 Ft

Kitchen 9.92 Ft x 9.25 Ft

Dining room 9.92 Ft x 6.92 Ft

Family room 13.08 Ft x 11.50 Ft

Laundry room 9.00 Ft x 3.33 Ft

Primary Bedroom 11.92 Ft x 11.50 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

<https://teamthomson.remaxrealestatecentral.ca/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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