

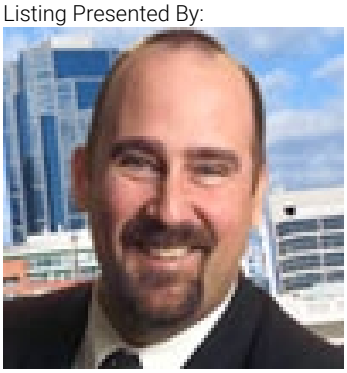
6103 Madigan Drive Calgary Alberta

$269,000

NEW LOWER PRICE AND NOW PRICED BELOW CITY ASSESSMENT!! Take advantage of this 3 bed 2 bath end unit home with all the BIG TICKET items done and SPECIAL ASSESSMENT PAID IN FULL! This end unit only shares one wall and is move-in ready. With just under 1300 sf on the 2 levels and still more square footage in the basement there is enough space for the whole family. But first let's start with the Upgrades! HWT 2016, FURNACE 2022, WASHER 2022, DRYER 2024, CARPET & TILE 2024, STAINLESS STOVE, FRIDGE, DISHWASHER & OTR MICROWAVE 2024, BACKYARD RUBBER TILES 2024. The fireplace is wood burning, so perfect for those chilly nights. The overall complex has undergone upgrades as well. Siding, roofing, windows and doors making this an easy transition. The living room is large, open and bright, with tons of room for your furniture and still enough room for a desk/workstation. The sunlit kitchen is an ample size with enough room for a good sized table & chairs and then some. Garden doors off the kitchen lead out the the fully fenced backyard. All the natural light make this room open and bright. The main floor bath round out this floor. Upstairs, the primary bedroom is huge with his & hers closets. The main bath separates the primary from the other two bedrooms which are a good size as well. The basement is waiting for the new family to add their personal touches to finish it. The location is one of the best! Mature tress throughout the complex as well as newer poured concrete walkways. SPECIAL ASSESSMENT ON THIS UNIT HAS BEEN PAID IN FULL!! The condo fees of just $565.70 include common area maintenance, water & sewer. Garbage and recycling are on site. Families with little ones will love the proximity to the schools. The dedicated parking spot is right behind the unit and also has with plenty of visitor parking. This home has great bones at the same time allowing you to ...

2pc Bathroom 6.08 Ft x 6.58 Ft
Dining room 7.58 Ft x 11.92 Ft
Kitchen 9.67 Ft x 13.50 Ft
Living room 17.33 Ft x 15.17 Ft
4pc Bathroom 4.92 Ft x 9.00 Ft
Bedroom 7.58 Ft x 12.00 Ft
Bedroom 9.25 Ft x 10.08 Ft
Primary Bedroom 14.92 Ft x 13.08 Ft

Listing Presented By:



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TREC The Real Estate Company

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