



## 847 Madeira Drive Calgary Alberta

\$669,900

Welcome to up graded, Investment Property with Legal Suite, live up and rent down or rent both, Excellent location, Double detached garage, huge backyard this time in desire community of Marlboro Park. This fully developed 1,124 sq. ft. BUNGALOW has an open concept living room, dining room and kitchen on the main floor. There is a primary bedroom with 1/2 bath Ensuite, 2 additional bedrooms and a 4 piece bath on this level. The basement is a LEGAL SUITE WITH SEPARATE ENTRANCE. The lower level has a large living room/Flex room, Eat in Kitchen, 2 good size bedrooms and a 4 piece bath. There is also a shared laundry room on this level. The BACKYARD has a DOUBLE DETACHED GARAGE, CONCRETE PATIO AND AN ADDITIONAL PARKING PAD. Close to transit, parks, schools and various amenities, its the perfect home for any family with additional income potential. Enjoy the showing thx. (id:6769)

Furnace 14.08 Ft x 13.58 Ft  
Bedroom 10.17 Ft x 10.92 Ft  
4pc Bathroom 4.67 Ft x 7.42 Ft  
Bedroom 10.17 Ft x 13.42 Ft  
Dining room 10.50 Ft x 8.58 Ft  
Kitchen 12.67 Ft x 11.83 Ft  
Family room 12.67 Ft x 15.33 Ft  
2pc Bathroom 4.92 Ft x 4.92 Ft

Primary Bedroom 11.08 Ft x 12.42 Ft  
Bedroom 8.83 Ft x 10.17 Ft  
4pc Bathroom 8.00 Ft x 4.92 Ft  
Other 4.17 Ft x 10.58 Ft  
Living room 13.08 Ft x 13.75 Ft  
Dining room 8.83 Ft x 10.33 Ft  
Kitchen 10.75 Ft x 13.75 Ft  
Bedroom 8.83 Ft x 10.17 Ft

Listing Presented By:



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