

# \$452,000 - 6060 Madigan Drive Ne, Calgary

MLS® #A2234032

**\$452,000**

5 Bedroom, 2.00 Bathroom, 980 sqft

Residential on 0.11 Acres

Marlborough Park, Calgary, Alberta

**COURT ORDERED SALE! HANDYMAN SPECIAL WITH LOTS OF POTENTIAL!!** Fully Developed Bungalow in the heart of Marlborough Park. Located on a great street across from the school, parks & playground. Main floor layout features a large living room, kitchen, 4 pc bathroom and 3 bedrooms. The lower level has a separate entrance leading to an **ILLEGAL** 2 bedroom basement suite the a spacious rec room, 2nd kitchen, 4 pc bathroom and 2 additional bedrooms. The large backyard features a deck and an oversized 2 car garage (30x20) with additional room for 2 cars to park beside or can be used for parking a trailer, boat or RV. There is a new roof on the main part of the house. This home requires a lot of work but also has lots of potential.

Built in 1977

## Essential Information

MLS® #	A2234032
Price	\$452,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	980
Acres	0.11
Year Built	1977
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

### Community Information

Address	6060 Madigan Drive Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5P8

### Amenities

Parking Spaces	5
Parking	Double Garage Detached, Oversized, RV Access/Parking, See Remarks
# of Garages	3

### Interior

Interior Features	Separate Entrance
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	June 25th, 2025
Days on Market	34
Zoning	R-CG

### Listing Details

Listing Office	Charles
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