

# \$275,000 - 75, 6103 Madigan Drive Ne, Calgary

MLS® #A2251654

**\$275,000**

3 Bedroom, 2.00 Bathroom, 1,238 sqft  
Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

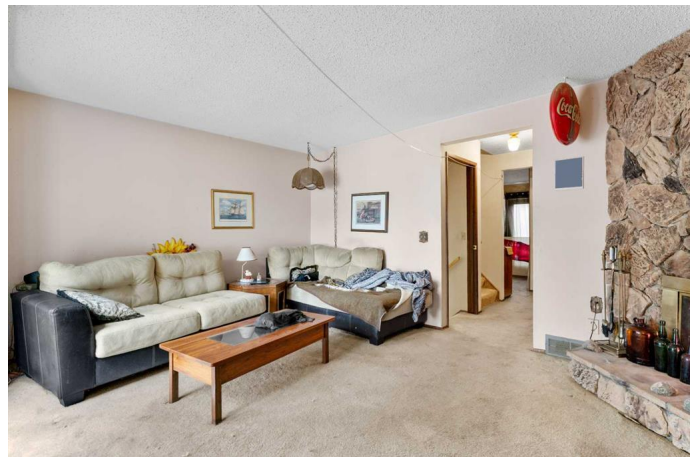
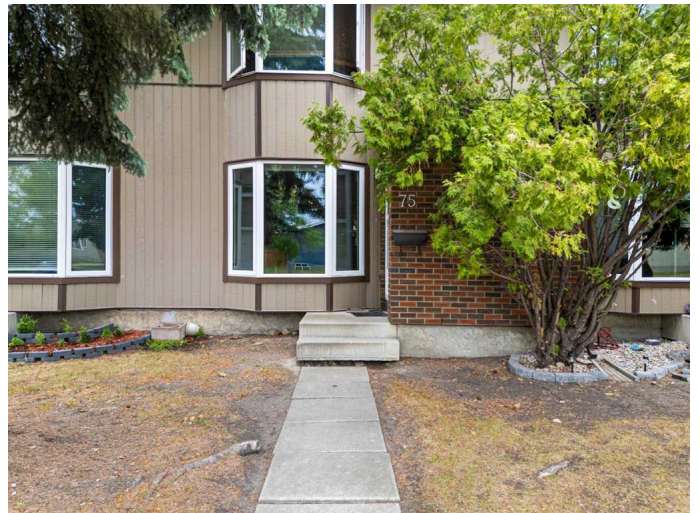
Opportunity knocks! A spacious townhouse full of potential for the right buyer. This is a fantastic opportunity for renovators, investors, or first-time buyers ready to put in some work and build equity.

Step into the bright front living room with a stone, wood-burning fireplace, leading into a generous kitchen space. Enjoy the large separate dining area with sliding patio doors that open onto a private, west-facing fenced yard – a great space for relaxing or entertaining.

Upstairs you™ll find an oversized primary suite and two other good sized bedrooms and a full bathroom. The finished basement includes two additional rooms, ready for your finishing touches – ideal for a home office, gym, or extra living space.

The exterior of the complex has been updated with newer windows and siding, giving it a fresh, modern look and added curb appeal. The lovely front yard offers a warm welcome, and best of all – no snow shovelling or lawn mowing required! The complex takes care of exterior maintenance, making ownership easy and convenient.

This is a fixer-upper – it needs new flooring, paint, cabinets, and cosmetic updates throughout – but offers a solid layout and endless potential for those with vision.



One assigned parking stall is conveniently located just outside your back gate. All of this in a central location close to schools, shopping, restaurants, and the Marlborough C-Train Station, with quick access to downtown and major routes.

If you're looking for a project with upside, this is it. Bring your creativity and make it your own!

Built in 1976

### **Essential Information**

MLS® #	A2251654
Price	\$275,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,238
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	75, 6103 Madigan Drive Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1A 5K9

### **Amenities**

Amenities	Parking
Parking Spaces	1

Parking Stall, Assigned

### **Interior**

Interior Features See Remarks

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features None

Lot Description Level, Brush

Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed September 9th, 2025

Days on Market 24

Zoning M-C1

### **Listing Details**

Listing Office RE/MAX First

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