

# \$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

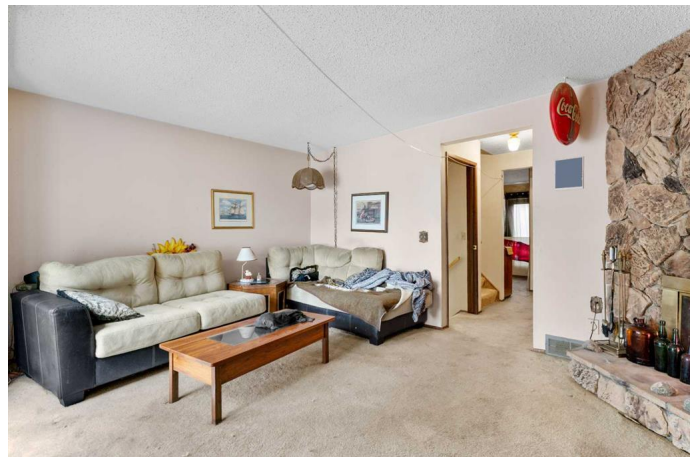
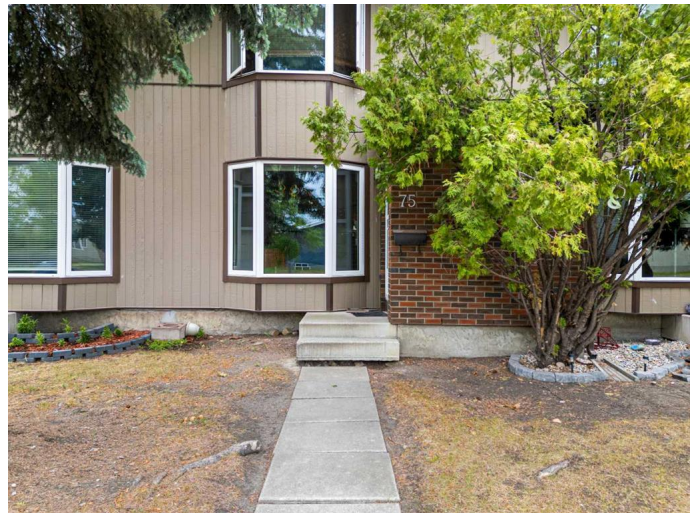
Opportunity knocks! A spacious townhouse full of potential for the right buyer. This is a fantastic opportunity for renovators, investors, or first-time buyers ready to put in some work and build equity.

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 | 7                   |
| Zoning         | M-C1                |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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