

# \$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	39
Zoning	R-CG

### Listing Details

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.