

# \$549,900 - 5720 Madigan Drive Ne, Calgary

MLS® #A2244567

**\$549,900**

4 Bedroom, 2.00 Bathroom, 1,099 sqft

Residential on 0.12 Acres

Marlborough Park, Calgary, Alberta

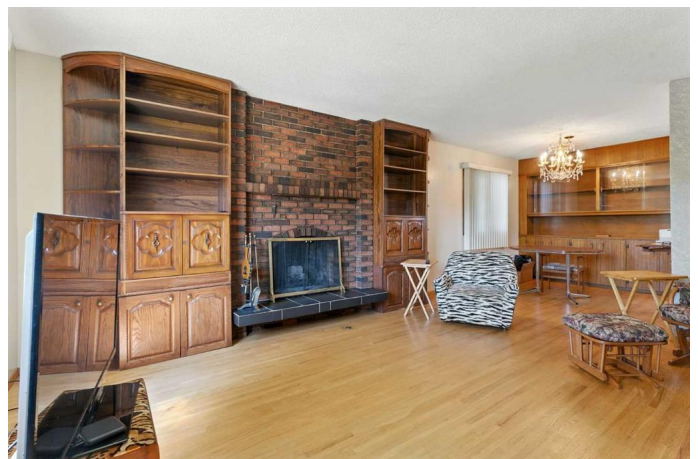
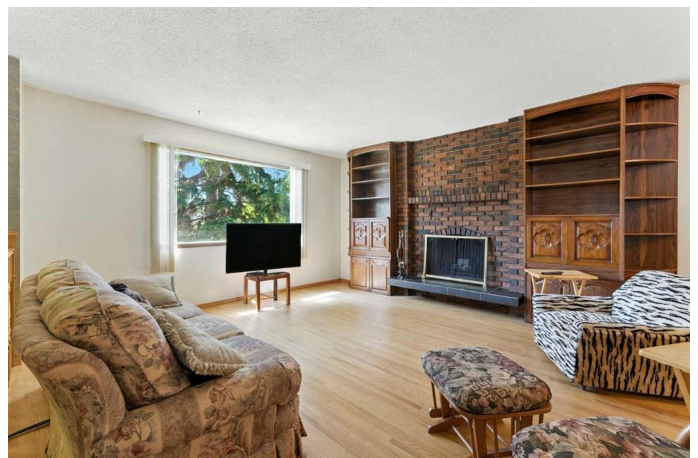
Welcome to this charming and versatile bi-level home featuring 4 spacious bedrooms and 2 full bathrooms. The main floor offers a beautifully updated kitchen with sleek stainless steel appliances and classic wood cabinetry. Natural light floods the open-concept living and dining areas, creating a warm and inviting atmosphere. Two generously sized bedrooms and a stylish 3-piece bathroom with a unique step-up tub complete the main level.

The walk-up basement expands your options with a large 3rd & 4th bedroom, a 4-piece bathroom, and a dedicated laundry room—ideal for extended family or rental potential. A bright sunroom opens directly to the fully paved backyard, offering the perfect space for entertaining or relaxing.

A sizeable detached garage provides ample parking and storage. Situated on a quiet street just steps from a playground, the home also offers excellent access to Stoney Trail, the Trans-Canada Highway, and Deerfoot Trail. Schools, shopping, and everyday amenities are all nearby.

Whether you're a growing family, accommodating extended family, or looking for an income-generating opportunity, this property delivers exceptional value and flexibility.

Built in 1975



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244567    |
| Price          | \$549,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,099       |
| Acres          | 0.12        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 5720 Madigan Drive Ne |
| Subdivision | Marlborough Park      |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2A 4P5               |

## Amenities

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 2                                    |
| Parking        | Alley Access, Double Garage Detached |
| # of Garages   | 2                                    |

## Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                      |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | None                                                                                             |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 2                                                                                                |
| Fireplaces        | Gas, Wood Burning                                                                                |
| Has Basement      | Yes                                                                                              |
| Basement          | Finished, Full, Walk-Up To Grade                                                                 |

## Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                            |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Irregular Lot, Landscaped, Street Lighting |
| Roof              | Asphalt Shingle                                                                         |
| Construction      | Vinyl Siding, Wood Frame                                                                |
| Foundation        | Poured Concrete                                                                         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 80              |
| Zoning         | R-CG            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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