

# \$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

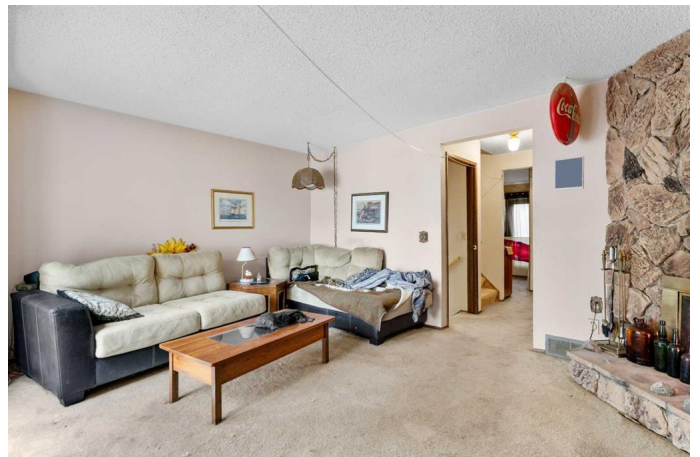
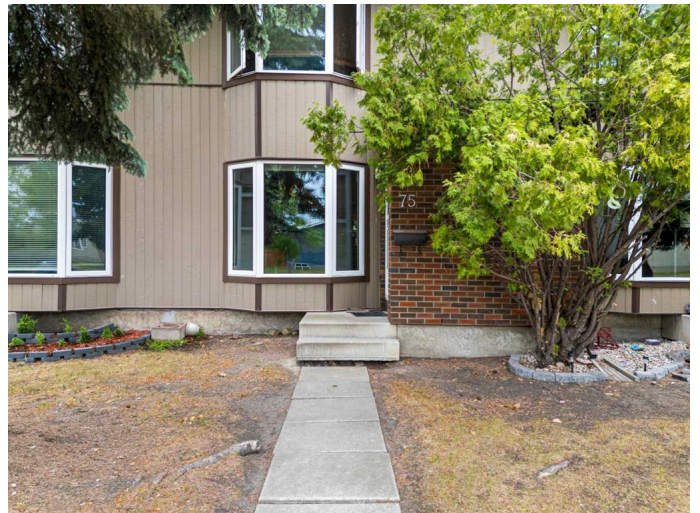
Opportunity knocks! A spacious townhouse full of potential for the right buyer. This is a fantastic opportunity for renovators, investors, or first-time buyers ready to put in some work and build equity.

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 | Assigned, Stall |
|---------|-----------------|

## 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   | Brush, Level            |
| Roof              | Asphalt Shingle         |
| Construction      | Wood Frame, Wood Siding |
| Foundation        | Poured Concrete         |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 1                   |
| Zoning         | M-C1                |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.