

# \$395,000 - 824 Madeira Drive Ne, Calgary

MLS® #A2212670

**\$395,000**

4 Bedroom, 3.00 Bathroom, 1,139 sqft

Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

Discover comfortable living in this fully renovated 4-bedroom, 2-bathroom, two-stories townhome in desirable Georgian Village. Enjoy recent updates including new ceilings and pot lights throughout the entire house, vinyl plank flooring, and an upgraded furnace & hot water tank, plus newer appliances throughout.

The main floor offers an open layout with a welcoming living room, a dedicated dining area, and a bright, family-sized kitchen that has been renovated with quartz countertops and white cabinetry, plus a pantry. A convenient 2-piece powder room and a rear closet are also located on this level.

Upstairs, you'll find three well-sized bedrooms, including a master suite with a walk-in closet. The two additional bedrooms are notably spacious and each includes built-in closets. A conveniently situated 4-piece bathroom serves the upper floor.

The fully finished lower level provides extra living space with a full bathroom, a family room, and a practical kitchenette.

This well-maintained complex is ideally located just steps from a large park with walking paths and offers easy access to schools, transit, downtown, the ring road, and shopping amenities. Experience convenient and comfortable living in Georgian Village



Built in 1978

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2212670      |
| Price          | \$395,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,139         |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 824 Madeira Drive Ne |
| Subdivision | Marlborough Park     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2A7B7               |

### Amenities

|                |                     |
|----------------|---------------------|
| Amenities      | Snow Removal, Trash |
| Parking Spaces | 2                   |
| Parking        | Parking Pad         |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters                              |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Central, Natural Gas                                                          |
| Cooling           | None                                                                          |
| Has Basement      | Yes                                                                           |
| Basement          | Finished, Full                                                                |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Playground, Private Yard |
| Lot Description   | Back Yard                |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Asphalt         |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 3                |
| Zoning         | M-C1             |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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.