116 6103 Madigan Drive NE

Calgary | Active | MLS® A2334346

$269,000









Bedrooms	Bathrooms	Year Built	Living area
3	2	1976	1,294.35 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by TREC The Real Estate Company

A closer look

NEW LOWER PRICE AND NOW PRICED BELOW CITY ASSESSMENT!! Take advantage of this 3 bed 2 bath end unit home with all the BIG TICKET items done and SPECIAL ASSESSMENT PAID IN FULL! This end unit only shares one wall and is move-in ready. With just under 1300 sf on the 2 levels and still more square footage in the basement there is enough space for the whole family. But first let's start with the Upgrades! HWT 2016, FURNACE 2022, WASHER 2022, DRYER 2024, CARPET & TILE 2024, STAINLESS STOVE, FRIDGE, DISHWASHER & OTR MICROWAVE 2024, BACKYARD RUBBER TILES 2024. The fireplace is wood burning, so perfect for those chilly nights. The overall complex has undergone upgrades as well. Siding, roofing, windows and doors making this an easy transition. The living room is large, open and bright, with tons of room for your furniture and still enough room for a desk/workstation. The sunlit kitchen is an ample size with enough room for a good sized table & chairs and then some. Garden doors off the kitchen lead out the the fully fenced backyard. All the natural light make this room open and bright. The main floor bath round out this floor. Upstairs, the primary bedroom is huge with his & hers closets. The main bath separates the primary from the other two bedrooms which are a good size as well. The basement is waiting for the new family to add their personal touches to finish it. The location is one of the best! Mature tress throughout the complex as well as newer poured concrete walkways. SPECIAL ASSESSMENT ON THIS UNIT HAS BEEN PAID IN FULL!! The condo fees of just $565.70 include common area maintenance, water & sewer. Garbage and recycling are on site. Families with little ones will love the proximity to the schools. The dedicated parking spot is right behind the unit and also has with plenty of visitor parking. This home has great bones at the same time allowing you to add a few personal touches. Walking distance to Roland Michener Elementary & Dr. Gladys McKelvie Egbert Junior High minutes away. And lets not forget Marlborough Park with tennis courts, ball diamonds, and walking paths minutes away as well. Shopping, restaurants and other amenities are all close by. Major thoroughfares right off Madigan Drive make access to Deerfoot & Stoney a breeze.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2334346
Bedrooms	3
Bathrooms	2
Year Built	1976
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,294.35 sq. ft.
Main Level Finished Area:	683.33 sq. ft.
Upper Level Finished Area:	611.01 sq. ft.
Condo Fee:	$565.70
Condo Fee Includes:	Common Area Maintenance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Acreage:	No
Front Exposure:	South
Unit Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1976 (Age: 50)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	7710848
Heating:	Forced Air, Natural Gas

Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Mixed, Wood Siding
Structure Type:	Other
Roof:	Asphalt
Ensuite:	No
Flooring:	Carpet, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Electric, Wood Burning
Garage:	No
Parking:	Assigned, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Lower Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Villa In The Park
Community:	Marlborough Park
Amenities:	Parking, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Dining Room · 11'11" × 7'7" ·

Main Floor	Kitchen · 13'6" × 9'8" ·
Main Floor	Living Room · 17'4" × 15'2" ·
Upper Level	Bedroom · 12' × 7'7" ·
Upper Level	Bedroom · 10'1" × 9'3" ·
Upper Level	Bedroom - Primary · 14'11" × 13'1" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Vinyl Windows
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Yard, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	M-C1
Listed Date:	Aug 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/116-6103-madigan-drive-ne-calgary-a2334346/

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Data was last updated November 23, 2026 at 12:05 PM (UTC)

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