32 6103 Madigan Drive NE

Calgary | Active | MLS® A2332702

$309,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1976**	**1,217 sq. ft.**

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Listed by CIR Realty

A closer look

A standout location within Villa in the Park! This 3 bedroom, 1.5 bathroom townhouse offers just over 1,200 sq. ft. above grade, a full basement and central air conditioning. One of the best features is outside. The west-facing backyard is one of the larger yards in the complex and backs onto a paved lane with single-family homes beyond, providing a more open setting than many units in the development. The assigned parking stall is also conveniently located along the alley, making access in and out of the complex easy. Inside, the main floor features a spacious living room with a stone fireplace and bay window, dining area with direct access to the backyard, and a functional kitchen. Upstairs are three bedrooms, including a generous primary bedroom with a bay window and large closet, plus the full bathroom. The full basement provides additional space and flexibility. Located in Marlborough Park with shopping, schools, transit and everyday amenities nearby, this home combines a practical floor plan with a location within the complex that has a lot going for it.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2332702
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:	1,217 sq. ft.
Main Level Finished Area:	626.26 sq. ft.
Upper Level Finished Area:	590.68 sq. ft.

Below Grade Finished Area:	161.38 sq. ft.
Condo Fee:	$546.84
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Parking, Professional Management, Sewer, Snow Removal, Water
Front Exposure:	East
Unit Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
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, Wood Frame, Wood Siding
Structure Type:	Five Plus
Roof:	Asphalt
Ensuite:	No

Flooring:	Laminate, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Stone, Wood Burning
Garage:	No
Parking:	Assigned, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Villa In The Park
Community:	Marlborough Park
Amenities:	None
Appliances:	Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	NA
Restrictions:	Easement Registered On Title, Pet Restrictions or Board approval Required, Utility Right Of Way
Pets Allowed:	Restrictions
Main Floor	Kitchen · 13'6" × 9'2" ·
Main Floor	Living Room · 17'3" × 11'5" ·
Main Floor	Dining Room · 12' × 7'7" ·
Main Floor	Foyer · 6'4" × 5'1" ·
2nd Floor	Bedroom - Primary · 14'11" × 11'6" ·
2nd Floor	Bedroom · 12' × 7'8" ·
2nd Floor	Bedroom · 11'2" × 9'3" ·

Basement	Family Room · 16'10" × 10'9" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby
Interior Features:	No Smoking Home
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	M-C1
Listed Date:	Sep 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/32-6103-madigan-drive-ne-calgary-a2332702/

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