5972 Madigan Drive NE

Calgary | Active | MLS® A2346836

$599,999









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1975**	**1,195 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by URBAN-REALTY.ca

A closer look

INVESTOR ALERT! Exceptional opportunity in desirable Marlborough Park with an impressive combination of space, upgrades, parking, and income potential. This upgraded home offers a rare oversized single attached garage PLUS an oversized double detached garage, parking pad, and an illegal basement suite with separate entrance, providing multiple options for rental income, multigenerational living, or additional storage. The possibilities are extensive: live upstairs, rent the lower level, and potentially rent the oversized detached garage separately for storage or additional income. Enjoy the added bonus of a dry sauna, newer windows, new appliances upstairs, and a roof approximately 5 years old on the home. The detached garage roof was completed LAST YEAR! With so many valuable features in one property, this is a unique opportunity for investors, first-time buyers, or anyone looking for flexibility and future potential. Properties offering this combination of garages, illegal suite potential, upgrades, and versatility don't come along often, so book your showing and explore everything this home has to offer! Don’t forget the EXCELLENT LOCATION! Across from the park, schools, transit and shopping are all steps away. Flexible, versatile, and packed with value! This is the kind of property investors and savvy buyers should move quickly to see. Book your showing today and don't miss the opportunity to make this one yours!***Certain photos are digitally staged to show the home's potential- furniture is not included.***

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346836
Bedrooms	4
Bathrooms	3
Year Built	1975
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bi-Level

Total Living Area:	1,195 sq. ft.
Main Level Finished Area:	1,195 sq. ft.
Below Grade Finished Area:	756 sq. ft.
Acreage:	No
Lot Area:	5,511 sq. ft.
Lot Frontage:	55'1"
Front Exposure:	West
Levels:	Bi-Level
Total Rooms Above Grade:	6
Year built:	1975 (Age: 51)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	7410976
Heating:	Forced Air
Basement:	Full, Finished, None, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Laminate, Vinyl Plank

Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Oversized, Single Garage Attached
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	Common Area, In Basement, Laundry Room
City Quadrant:	Northeast
Community:	Marlborough Park
Appliances:	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 13'1" × 10'6" ·
Main Floor	Dining Room · 10'1" × 9'10" ·
Main Floor	Kitchen · 15'3" × 11'8" ·
Main Floor	Bedroom - Primary · 13'5" × 13' ·
Main Floor	Bedroom · 10'5" × 9' ·
Main Floor	Bedroom · 10'5" × 8'11" ·
Lower Level	Living Room · 11'8" × 10' ·
Lower Level	Kitchen With Eating Area · 10' × 9'3" ·
Lower Level	Bedroom · 12'10" × 9'1" ·
Lower Level	Laundry · 13'2" × 9'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage
Exterior Features:	Playground, Private Yard
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Sep 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/5972-madigan-drive-ne-calgary-a2346836/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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