

824 Madeira Drive NE  
Calgary, Alberta

MLS # A2212670



**\$395,000**

<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,139 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 415
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

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