

# \$575,000 - 248 Madeira Place Ne, Calgary

MLS® #A2225734

**\$575,000**

4 Bedroom, 3.00 Bathroom, 1,811 sqft

Residential on 0.13 Acres

Marlborough Park, Calgary, Alberta

Unleash your imagination with this opportunity in Marlborough Park. Located on a private cul-de-sac that backs onto a greenspace, this 1800+ square foot home with 4 bedrooms above grade is waiting for its new family. This is the largest single-family home in the neighbourhood that has hit the market in 5 years! The property is in original condition but has a high-efficiency furnace and a newer hot water tank. The home is sold "as-is, where-is". The pie-shaped lot has garden beds, Goji berry trees, raspberries, and strawberries. The property also has a back lane, which keeps your front driveway clear of bins. Don't wait, this fantastic opportunity on a rare home in Marlborough Park won't last long.

Built in 1978

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2225734    |
| Price          | \$575,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,811       |
| Acres          | 0.13        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |                |
|--------|----------------|
| Style  | 2 Storey Split |
| Status | Active         |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 248 Madeira Place Ne |
| Subdivision | Marlborough Park     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2A5T1               |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Central Vacuum, Laminate Counters, No Animal Home, No Smoking Home |
| Appliances        | See Remarks  |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Brick Facing, Family Room, Gas, Wood Burning                       |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden   |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s) |
| Roof              | Asphalt Shingle  |
| Construction      | Brick, Vinyl Siding  |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 25             |

Zoning                      R-CG

**Listing Details**

Listing Office              CIR Realty

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