

992 Madeira Way NE
Calgary, Alberta

MLS # A2213982



\$619,000

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	891 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Front Yard		

Heating:	Standard, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions:	N/A
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Welcome to this partially renovated bungalow in the family-friendly community of Marlborough Park, NE Calgary—just 8 km from downtown with quick access to the Trans-Canada Highway and Memorial Drive. This versatile home features a legal basement suite, perfect for rental income or multigenerational living, and an oversized detached garage ideal for vehicles, storage, or a workshop. The community offers excellent walkability with nearby schools such as Cappy Smart Elementary, Marlborough School, and Bob Edwards School, as well as convenient access to shopping centers, work hubs, and local dining. Marlborough Park is known for its relaxed atmosphere, abundant green spaces, a large central park, tennis courts, and a seasonal skating rink. The active Marlborough Park Community Association provides a modern facility with a gym, meeting rooms, and year-round activities for all ages, making it an ideal location for families, professionals, and investors alike.