

**5521A Maddock Drive NE**  
**Calgary, Alberta**

**MLS # A2251537**



**\$270,000**

<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Up/Down, Bi-Level		
<b>Size:</b>	472 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, Unpaved		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Street L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Laminate Counters, No Smoking Home, Soaking Tub, Storage, Vaulted Ceiling(s)		

**Inclusions:** N/A

**NO CONDO FEES!** This bright and inviting bi-level duplex offers a fresh, open floor plan with soaring vaulted wood ceilings that add warmth and character. The kitchen features light-colored cabinetry, stainless steel appliances, and a modern, airy feel. Enjoy direct access to a fully fenced west-facing backyard&mdash;perfect for evening sun&mdash;and a dedicated parking space. The lower level hosts two bedrooms, a convenient laundry area, and plenty of storage/utility space. Additional highlights include a high-efficiency furnace, LUX windows, durable laminate flooring, and a water filtration system under the kitchen sink. Close to schools, parks, shopping + access to transit + 16th Ave (Hwy 1). Move in this fall and make it your home! Come check it out!