

# \$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 | 24             |

ZoningR-CG

Listing Details

Listing OfficeCIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.