

# \$270,000 - 5521a Maddock Drive Ne, Calgary

MLS® #A2251537

**\$270,000**

2 Bedroom, 1.00 Bathroom, 472 sqft

Residential on 0.06 Acres

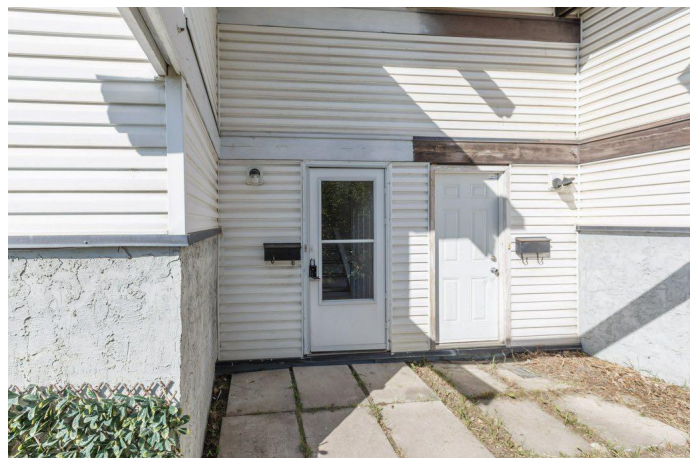
Marlborough Park, Calgary, Alberta

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—perfect for evening sun—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!

Built in 1973

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2251537  |
| Price          | \$270,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 472       |
| Acres          | 0.06      |
| Year Built     | 1973      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Semi Detached     |
| Style    | Bi-Level, Up/Down |
| Status   | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 5521a Maddock Drive Ne |
| Subdivision | Marlborough Park       |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2A 3W2                |

### Amenities

|                |                      |
|----------------|----------------------|
| Parking Spaces | 1                    |
| Parking        | Parking Pad, Unpaved |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Laminate Counters, No Smoking Home, Soaking Tub, Storage, Vaulted Ceiling(s) |
| Appliances        | Electric Stove, Range Hood, Refrigerator, Washer/Dryer                                        |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Street Lighting |
| Roof              | Asphalt Shingle, Tar/Gravel                                                        |
| Construction      | Vinyl Siding                                                                       |
| Foundation        | Poured Concrete                                                                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 5                 |
| Zoning         | R-CG              |

### Listing Details

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