

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

MLS® #A2251537

## \$270,000

2 Bedroom, 1.00 Bathroom, 472 sqft

Residential on 0.06 Acres

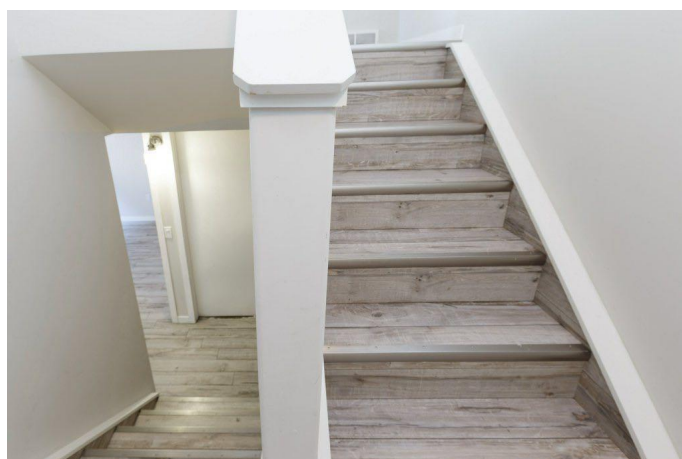
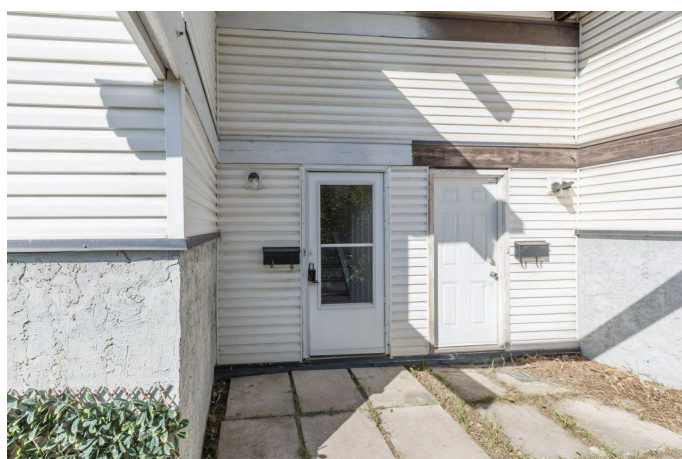
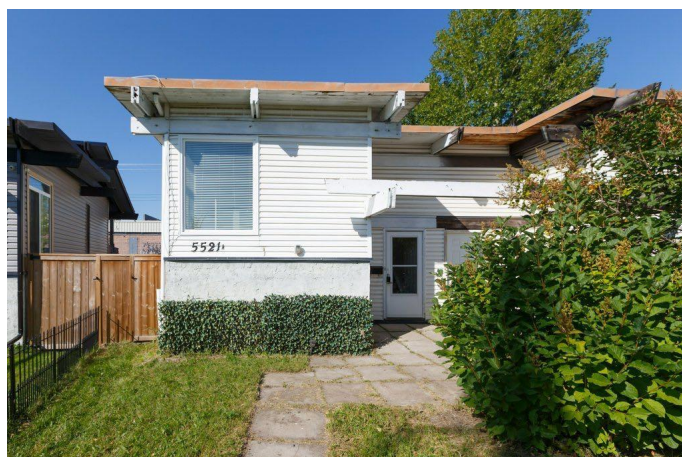
Marlborough Park, Calgary, Alberta

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 backyardâ€”perfect for evening sunâ€”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
Zoning	R-CG

### Listing Details

Listing Office	eXp Realty
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