

93, 6100 4 Avenue NE  
Calgary, Alberta

MLS # A2263039



**\$309,900**

**Division:** Marlborough Park

**Type:** Residential/Five Plus

**Style:** 2 Storey

**Size:** 1,080 sq.ft. **Age:** 1977 (49 yrs old)

**Beds:** 3 **Baths:** 1

**Garage:** Stall

**Lot Size:** -

**Lot Feat:** Back Yard

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 387

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** M-C1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Pantry, Storage

**Inclusions:** NA

Fantastic opportunity for a first time home buyer or investor. A 3-bedroom townhouse in the established community of Marlborough Park. A formal entrance leads to the bright dining room and kitchen featuring hardwood flooring and an oversized window bringing in loads of natural light. The well laid out kitchen has lots of cupboard/ counter space and features new stainless steel appliances. The living room has sliding doors that lead to the deck with fenced backyard. A great place to escape in the summer. Upstairs you will find 3 bedrooms and a 4-pc bathroom. Options are endless in the unfinished basement with laundry and a large, open space. Unit comes with 2 parking stalls directly in front of the entrance. Close to schools, parks, public transportation and the amenities on Memorial Drive. Don't miss this opportunity and call today for your viewing.