

**65, 6100 4 Avenue NE  
Calgary, Alberta**

**MLS # A2276540**



# \$359,900

<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,078 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 390
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

**3 BEDROOM TOWNHOUSE | DECK + COVERED BACKYARD | PRIME LOCATION** Welcome to this beautifully recently renovated townhouse that blends comfort, convenience, and charm all in one! This house offering 3 generous bedrooms and 2.5 baths. The main living area is filled with natural light, creating a warm and welcoming atmosphere for everyday living. Plus a fully finished basement that adds even more room to work, relax, or entertain. Step outside to your very own private deck, the perfect spot for morning coffee, weekend BBQs, or simply enjoying the fresh air. The covered backyard adds extra appeal—providing year-round enjoyment, shade in the summer, and protection in the cooler months, making it a versatile space for kids, pets, or outdoor gatherings. Location is everything, and this property delivers! Situated just steps away from schools, shopping, and beautiful parks, you’ll enjoy having everything you need right at your fingertips. Whether it’s a quick run for groceries, walking the kids to school, or spending afternoons at the nearby park, this home offers unbeatable convenience for the whole family. Whether you’re a first-time buyer, a small family, or simply looking for a low-maintenance home in a fantastic neighborhood, this townhouse checks all the boxes. Affordable, practical, and move-in ready—it’s an opportunity you won’t want to miss. Call your favorite agent today and book a private showing before it’s gone!