

37, 6100 4 Avenue NE
Calgary, Alberta

MLS # A2285421



\$299,900

Division:	Marlborough Park		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	787 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 423
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Open House Feb. 14 1:00-3:00 PMPerfect for growing families, this just-listed end-unit bungalow offers 3 bedrooms, 2 bathrooms, and approximately 742.8 sq ft above grade in a highly family-oriented community. Located just a 1-minute walk to schools, parks, and transit, this home backs onto a large park—ideal for kids to play and families to enjoy outdoor time right at their doorstep. Walk to three excellent schools: Roland Michener Elementary School (K-6), St. Martha School (K-9), St Patrick School (K-6) and Dr. Gladys McKelvie Egbert School (5-9), making school drop-offs a breeze. A rare and valuable bonus, this unit includes two exclusively assigned parking spaces (37 & 37), a feature many other units do not have. With three bus stops within walking distance, this home offers unmatched convenience for busy family life.