

22, 6100 4 Avenue NE  
Calgary, Alberta

MLS # A2287495



## \$319,000

<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,118 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 393

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** M-C1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Storage

**Inclusions:** None

BEST PRICE FOR A RENOVATED TOWNHOUSE, FINISHED BASEMENT | 3 BEDS 2 FULL BATH plus DEN in Basement | NEW FURNACE, HOT WATER TANK | WALK TO SCHOOL FROM BACK YARD | 2 PARKING STALLS | Welcome to Unit 22 at 6100 4 Avenue NE in Marlborough Park, well-maintained and fully renovated offering 3 bedrooms, 2 bathrooms and a fully developed basement. This is one of the most affordable townhouse ready for move-in that you can find in Calgary. The main floor boasts a bright kitchen and dining room, with stainless steel appliances including electric stove, dishwasher, hood fan, kitchen cabinets and quartz countertop. The living room is spacious and full of natural light; it has a sliding door opening out to the deck and back yard perfect for morning coffee or summer BBQ (gas line included). Upstairs you will find 3 good-sized bedrooms and 1 full bathroom. The basement was fully developed with laundry area, an office, server room, utilities and storage. Nestled in Madigan village complex, being well-managed, backing on to St Martha school and a large green space, this home is perfect for buyers looking to grow their families. Two assigned parking stalls number 22 right at door, low condo fee. This move-in-ready home combines comfort, convenience, and value in a family-friendly neighborhood. Don't miss out on this beautifully renovated home in the heart of Calgary—schedule your private showing today.