

# \$349,900 - 65, 6100 4 Avenue Ne, Calgary

MLS® #A2223198

**\$349,900**

3 Bedroom, 1.00 Bathroom, 1,112 sqft  
Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

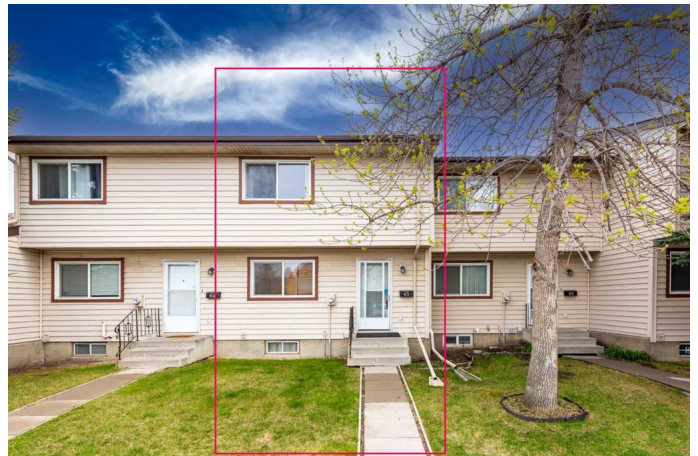
CLOSE TO LRT | 3 BEDS | 2 PARKING  
STALLS | PRIVATE YARD | CLOSE TO  
SCHOOLS | LOWER CONDO FEES.

Welcome to this beloved townhouse in Madigan Village., perfectly located just minutes to WALMART, MARLBOROUGH MALL, RESTAURANTS, and the LEISURE CENTRE. Additionally, this home is just MINUTES to LRT and BUS STOPS. Step inside to discover a functional and inviting layout featuring durable laminate flooring, a newer kitchen, and a modernized bathroom thatâ€™s sure to impress. The undeveloped basement offers a versatile space, perfect as a playroom or ready to be customized to suit your familyâ€™s needs. Nestled in a quiet, family-friendly neighbourhood, this home backs directly onto a school and park. Additional features include: TWO ASSIGNED PARKING STALLS, FENCED YARD, and a RECENTLY UPGRADED HOT WATER TANK. With THREE SPACIOUS BEDROOMS, an UPDATED FULL bath, and close proximity to schools, parks, shopping, and major routes like Deerfoot and Stoney Trail, this home delivers outstanding value for growing families, first-time buyers, or savvy investors.

Built in 1977

## Essential Information

MLS® #	A2223198
Price	\$349,900



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,112
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	65, 6100 4 Avenue Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5Z8

### Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Stall

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Courtyard, Garden
Lot Description	Back Lane, Cleared
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 21st, 2025
Days on Market	28
Zoning	M-C1

### **Listing Details**

Listing Office	Diamond Realty & Associates LTD.
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