



**GRASSROOTS**  
REALTY GROUP

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25, 6100 4 Avenue NE  
Calgary, Alberta

MLS # A2239176



**\$309,000**

Division:	Marlborough Park		
Type:	Residential/Other		
Style:	2 Storey, Attached-Side by Side		
Size:	1,111 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 393
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

**Inclusions:** select window coverings, garden shed, flower beds in back yard, compost bin, white shelving unit off kitchen

Welcome to this exceptionally well-maintained 3-bedroom, 1.5-bath townhouse offering over 1,111 sq. ft. of bright, comfortable living space on two levels, plus a developed basement—all nestled in the quiet interior of the sought-after Madigan Village complex in Marlborough Park. Lots of trees in the neighborhood for additional shade. This home backs onto green space and features a private, fenced backyard—ideal for kids, pets, and summer BBQs (gas line included). Inside, enjoy a spacious kitchen with stainless steel appliances, professionally installed water filtration system, ample cabinet storage, and a bonus shelving unit. A cozy dining nook flows into the inviting family room with easy access to the backyard. Upstairs, find three generous bedrooms and a full 4-piece bath—two bedrooms offer tranquil views of green space and the school playground, filling the home with natural light. Newer low-maintenance flooring brightens the upper bedrooms. The finished basement includes a convenient half bath, laundry, and a flexible space perfect for a kids' playroom, home office, or workout area. There is ample storage in the basement. Additional features include two assigned parking stalls, low condo fees, RV storage (available at a nominal extra cost), and a fantastic location close to schools, parks, shopping, and walking paths. Tucked away from busy roads for added peace and security, this is a perfect home for a growing family or a smart investment opportunity! Welcome to maintenance free living — where snow clearing is done for you~