



GRASSROOTS
REALTY GROUP

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62, 6100 4 Avenue NE
Calgary, Alberta

MLS # A2267380



\$349,800

Division:	Marlborough Park		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	800 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 404
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: TV and Mount in the Living Room

RARE Move-In-Ready Affordable BUNGALOW style CORNER LOT backing onto GREENSPACE: Imagine Waking up to park views, mature trees and a private fenced yard by purchasing an affordable fully renovated, warm and welcoming home where peaceful evenings become a new routine. RENOVATED END UNIT | BACKS ONTO MARLBOROUGH PARK | FINISHED BASEMENT | 3 BEDROOMS | 2 BATHROOMS | DESIGNER LIGHTING | GRANITE COUNTERTOPS | MODERN KITCHEN & BATHROOMS | PRIVATE YARD | Stylishly renovated and ideally located, this end-unit bungalow offers a perfect blend of comfort, design and everyday functionality. Backing directly onto Marlborough Park and Walking distance to Roland Michener School + St. Martha School the home enjoys peaceful green views and a sense of privacy rarely found in this price range. A thoughtful layout showcases designer lighting, updated flooring and elegant finishes that create a welcoming and contemporary atmosphere throughout. The kitchen inspires culinary creativity with stainless steel appliances, full-height cabinetry, granite countertops and timeless subway tile backsplash, seamlessly connecting to the open dining area where oversized sliding doors lead to the rear deck. This easy indoor-outdoor flow extends the living space for everyday enjoyment and summer gatherings. The bright living room is a comfortable retreat with sightlines to the backyard and mature trees beyond. Two spacious bedrooms and a refreshed 4-piece bathroom complete the main level. Downstairs, the finished basement continues the same stylish design, offering a generous recreation area ideal for movie nights, hobbies or a home office setup. A third bedroom and an additional updated bathroom make this level versatile for guests or extended family, while the laundry and storage areas add practical convenience.

Outside, the private deck invites morning coffee or evening barbecues surrounded by greenery, with direct access to the park's walking paths, playgrounds and community sports courts. Two assigned parking stalls are located near the front door, along with a lot of visitor parking + additional on-street parking for visitors. Pet-friendly with board approval, this well-managed complex offers an exceptional lifestyle in a vibrant community known for its active recreation centre, excellent schools, nearby shopping, dining and easy transit connections. This move-in-ready home delivers the rare combination of style, space and a serene park-backing setting!