



GRASSROOTS
REALTY GROUP

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65, 6100 4 Avenue NE
Calgary, Alberta

MLS # A2271880



\$369,800

Division:	Marlborough Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,078 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Other		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 390
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

3 BEDROOM TOWNHOUSE | DECK + COVERED BACKYARD | PRIME LOCATION Welcome to this beautifully recently renovated townhouse that blends comfort, convenience, and charm all in one! This house offering 3 generous bedrooms and 2.5 baths. The main living area is filled with natural light, creating a warm and welcoming atmosphere for everyday living. Plus a fully finished basement that adds even more room to work, relax, or entertain. Step outside to your very own private deck, the perfect spot for morning coffee, weekend BBQs, or simply enjoying the fresh air. The covered backyard adds extra appeal—providing year-round enjoyment, shade in the summer, and protection in the cooler months, making it a versatile space for kids, pets, or outdoor gatherings. Location is everything, and this property delivers! Situated just steps away from schools, shopping, and beautiful parks, you’ll enjoy having everything you need right at your fingertips. Whether it’s a quick run for groceries, walking the kids to school, or spending afternoons at the nearby park, this home offers unbeatable convenience for the whole family. Whether you’re a first-time buyer, a small family, or simply looking for a low-maintenance home in a fantastic neighborhood, this townhouse checks all the boxes. Affordable, practical, and move-in ready—it’s an opportunity you won’t want to miss. Call your favorite agent today and book a private showing before it’s gone!