



GRASSROOTS
REALTY GROUP

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92, 6100 4 Avenue NE
Calgary, Alberta

MLS # A2277301



\$324,900

Division:	Marlborough Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,106 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 406
Basement:	Full	LLD:	-
Exterior:	Other, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry		

Inclusions: none

Welcome to this move-in-ready townhome in Marlborough Park! Enjoy an open-concept main level filled with natural light, featuring a spacious kitchen with plenty of cabinetry, large pantry and tons of counter space, a generous living room area with sliding patio doors leading to a private, low-maintenance yard and an open deck area for BBQ's and lounging. Upstairs holds three bedrooms and a full 4-piece bath. The partially finished basement adds valuable living space with a second 4-piece bathroom, laundry, and a flexible area for a home office, rec room, or storage. Ideally located near the complex entrance, this property comes with 2 assigned parking stalls right in front of your unit entrance and all new appliances in the last year (fridge, stove, dishwasher, microwave, washer and dryer). Centrally located in the NE of the city, you are steps away from schools, parks, shopping, public transit and all the conveniences. With 16th Ave, Memorial Drive, and Stoney Trail only minutes from your door, getting around the city and commuting is quick and easy. This property is the perfect combination of amenities, location and affordability! Book your showing today.