



GRASSROOTS
REALTY GROUP

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22, 6100 4 Avenue NE
Calgary, Alberta

MLS # A2278387



\$325,000

Division:	Marlborough Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,118 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

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

Inclusions:	None
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BEST PRICE FOR A RENOVATED TOWNHOUSE, FINISHED BASEMENT | 3 BEDS 2 FULL BATH plus DEN in Basement | NEW FURNACE, HOT WATER TANK | WALK TO SCHOOL FROM BACK YARD | 2 PARKING STALLS | Welcome to Unit 22 at 6100 4 Avenue NE in Marlborough Park, well-maintained and fully renovated offering 3 bedrooms, 2 bathrooms and a fully developed basement. This is one of the most affordable townhouse ready for move-in that you can find in Calgary. The main floor boasts a bright kitchen and dining room, with stainless steel appliances including electric stove, dishwasher, hood fan, kitchen cabinets and quartz countertop. The living room is spacious and full of natural light; it has a sliding door opening out to the deck and back yard perfect for morning coffee or summer BBQ (gas line included). Upstairs you will find 3 good-sized bedrooms and 1 full bathroom. The basement was fully developed with laundry area, an office, server room, utilities and storage. Nestled in Madigan village complex, being well-managed, backing on to St Martha school and a large green space, this home is perfect for buyers looking to grow their families. Two assigned parking stalls number 22 right at door, low condo fee. This move-in-ready home combines comfort, convenience, and value in a family-friendly neighborhood. Don't miss out on this beautifully renovated home in the heart of Calgary—schedule your private showing today.