



**37, 6100 4 Avenue NE
Calgary, Alberta**

MLS # A2285421



\$299,900

Division: Marlborough Park

Type: Residential/Five Plus

Style: Bungalow

Size: 787 sq.ft. **Age:** 1977 (49 yrs old)

Beds: 3 **Baths:** 2

Garage: Stall

Lot Size: -

Lot Feat: Other

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 423

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: M-C1

Foundation: Poured Concrete

Utilities: -

Features: No Animal Home, No Smoking Home

Inclusions: None

Open House Feb. 14 1:00-3:00 PMPerfect for growing families, this just-listed end-unit bungalow offers 3 bedrooms, 2 bathrooms, and approximately 742.8 sq ft above grade in a highly family-oriented community. Located just a 1-minute walk to schools, parks, and transit, this home backs onto a large park—ideal for kids to play and families to enjoy outdoor time right at their doorstep. Walk to three excellent schools: Roland Michener Elementary School (K-6), St. Martha School (K-9), St Patrick School (K-6) and Dr. Gladys McKelvie Egbert School (5-9), making school drop-offs a breeze. A rare and valuable bonus, this unit includes two exclusively assigned parking spaces (37 & 37), a feature many other units do not have. With three bus stops within walking distance, this home offers unmatched convenience for busy family life.