



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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

**MLS # A2285421**



**\$299,900**

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Marlborough Park      |               |                   |
| <b>Type:</b>     | Residential/Five Plus |               |                   |
| <b>Style:</b>    | Bungalow              |               |                   |
| <b>Size:</b>     | 787 sq.ft.            | <b>Age:</b>   | 1977 (49 yrs old) |
| <b>Beds:</b>     | 3                     | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall                 |               |                   |
| <b>Lot Size:</b> | -                     |               |                   |
| <b>Lot Feat:</b> | Other                 |               |                   |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl                   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | \$ 423 |
| <b>Basement:</b>   | Full                            | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame        | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |        |

**Inclusions:** None

\*\*\*Open House Feb. 14 1:00-3:00 PM\*\*\*Perfect 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.