



GRASSROOTS
REALTY GROUP

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14, 6100 4 Avenue NE
Calgary, Alberta

MLS # A2286270



\$299,999

Division:	Marlborough Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,004 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 412
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

Welcome to this fully developed townhome in desirable Madigan Village, conveniently located near schools, parks, playgrounds, transit, and shopping. This updated 3-bedroom, 1-bathroom home is ideal for first-time buyers, investors, or growing families and is truly move-in ready. The home backs onto green space, offering added privacy and a spacious backyard—perfect for pets, outdoor entertaining, or family gatherings. Recent updates include a new hot water tank and water softener, adding value and peace of mind. Enjoy the convenience of two assigned parking stalls located near the front entrance, along with ample visitor parking and additional street parking. The pet-friendly complex (with board approval) is well managed and situated in a vibrant community featuring an active recreation centre, excellent schools, nearby shopping and dining, and easy access to public transit. This affordable, well maintained townhome offers a rare combination of location, functionality, and park backing privacy an excellent opportunity in today's market.