



72, 6100 4 Avenue NE
Calgary, Alberta

MLS # A2291411



\$286,000

Division:	Marlborough Park		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,097 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 406
Basement:	Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Welcome to a gorgeous UPDATED 3 bedroom townhome located in the sought after Madigan Village. Your future home offers a RENOVATED kitchen with GRANITE countertops, BEAUTIFUL cupboards, FANCY backsplash, STAINLESS STEEL APPLIANCES and laminate flooring; a living room with access to a private backyard; UPDATED 4PC bathroom and 3 spacious bedrooms. Furnace was replaced with a mid-efficiency furnace in 2014. Basement is wide open for future development. 2 PARKING STALLS right in front of the unit for your convenience! Well run complex and excellent location with walking distance (LITERALLY!) to 3 schools - St. Martha's (K9), Dr. Gladys McKelvie Egbert (7-9), and Roland Michener (K-6). PLUS the complex backs onto the vast BIG MARLBOROUGH PARK. Come view it today and get ready to move in!