



128, 6100 4 Avenue NE
Calgary, Alberta

MLS # A2293986



\$299,900

Division:	Marlborough Park		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	782 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Other, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 423
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, See Remarks, Storage, Tankless Hot Water, Vinyl Windows		

Inclusions: N/A

Pride of ownership is evident in this well-maintained end-unit bungalow, offering comfortable living, thoughtful upgrades, and a private setting backing onto a large green space. The main level features a bright and inviting living room with a large window that fills the space with natural light. The renovated kitchen showcases modern white cabinetry, quartz countertops, and stainless steel appliances. The adjacent dining area provides direct access through sliding patio doors to the fully fenced private backyard, where a low-maintenance concrete patio creates the perfect space for relaxing or entertaining. A rear gate offers convenient access to the expansive shared green space. Two well-sized bedrooms and a lovely 3-piece bathroom complete this level. Downstairs, the fully developed basement adds exceptional living space with a massive rec room/flex area - ideal for a second family room, home office, or whatever suits your lifestyle. This level also includes a second 3-piece bathroom, a large laundry and storage area, an easily accessible utility room, and additional storage space. **FEATURES INCLUDE:** triple-pane windows (5 years), upgraded attic insulation (5 years), kitchen appliances (3 years), a tankless hot water system (1 year), poured concrete patio (2 years), furnace (2012), and full replacement of Poly-B plumbing. Radon testing has also been completed with consistently low readings for added peace of mind. This unit includes not one but TWO assigned parking stalls conveniently located directly in front - a rare find!! **LOW CONDO FEES** include water & sewer, PLUS both dogs and cats are permitted with board approval. Ideally located close to transit, shopping, and many schools, this move-in ready home offers exceptional value and won't last long - perfect for first-time buyers, downsizers, or investors alike.