



GRASSROOTS
REALTY GROUP

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16, 6100 4 Avenue NE
Calgary, Alberta

MLS # A2210426



\$389,900

Division:	Marlborough Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,079 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 393
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions: None

Amazing! This is what best describes this 3 bedroom+1 den and 2 full bathroom town house with over 1,500sqft of developed space in the very desirable community of Marlborough Park. Backs unto an elementary and junior high school and a senior high school is 5mins away. Close to shopping and walking distance to a school. Perfect for a growing family. Come and be amazed at this elegant 3 bedrooms +1 den home, Upon entering, you'll be immediately captivated by the brand-new kitchen complete with new stainless-steel appliances and quartz counter tops and a dinning area. Move on to the living area brimming with abundant natural light that pours in from the very big patio doors creating an atmosphere of warmth and serenity. Picture yourself entertaining guests or indulging in family time in this spacious and bright living room. Upstairs you have a spacious primary bedroom, 2 other good-sized bedrooms and a spacious full bathroom. Downstairs to the fully developed basement that provides you with a living space for family game or movie nights or can serve as a play area for the little ones, an additional room that can be used as an office, or a flex room and a full 3-piece bathroom.