

# \$309,000 - 28, 6100 4 Avenue Ne, Calgary

MLS® #A2219050

**\$309,000**

3 Bedroom, 1.00 Bathroom, 1,129 sqft

Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

Welcome to this cherished townhouse in Madigan Village, lovingly cared for by the same family since it was built. Backing directly onto a school and park, your backyard truly becomes an extension of your living space, ideal for kids to play and grow. This quiet, family-friendly setting makes it a perfect place to put down roots. Inside, you'll find a functional layout with three generously sized bedrooms and a recently updated full bathroom. The home has been well maintained over the years, reflecting pride of ownership throughout. Enjoy your own private backyard and the convenience of two assigned parking stalls just steps from your door. With schools, parks, and shopping all within walking distance, and quick access to both Deerfoot and Stoney Trails, this home offers incredible value for young families, first-time buyers, or investors. Don't miss your chance to view this lovingly maintained home. Schedule your showing today!

Built in 1977

## Essential Information

MLS® #	A2219050
Price	\$309,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,129



Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	28, 6100 4 Avenue Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5Z8

### **Amenities**

Amenities	Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Stall, Assigned

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	40
Zoning	MC-1

**Listing Details**

Listing Office                      Century 21 Bravo Realty

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