

# **\$369,000 - 25, 6100 4 Avenue Ne, Calgary**

MLS® #A2271053

## **\$369,000**

3 Bedroom, 2.00 Bathroom, 1,113 sqft

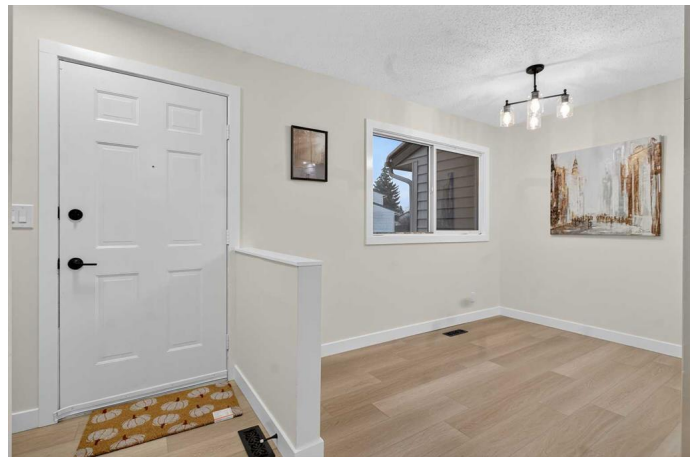
Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

Welcome to Unit 25 at 6100 4 Avenue NE in Marlborough Park, fully renovated offering 3 bedrooms, 2 bathrooms and a fully developed basement. The main floor boasts a bright kitchen and dining room, with electric stove, dishwasher, microwave hood fan, brand new kitchen cabinets and quartz countertop. The living room has been updated with a charming TV stations with lots of storage space and decoration shelves. It has a sliding door opening out to the deck and back yard perfect for morning coffee or summer BBQ (gas line included). Upstairs you will find 3 good-sized bedrooms and 1 full bathroom, all brand new from doors, closets to washroom sink, bathtub, toilet, mirrors. The basement was fully developed with brand new carpet, 3pc bathroom, a big den, laundry and utilities room. Nestled in Madigan village complex, being well-managed, backing on to St Martha school and a large green space, this home is perfect for buyers looking to grow their families. Two assigned parking stalls number 25 right at door, low condo fee. This move-in-ready home combines comfort, convenience, and value in a family-friendly neighborhood. Whether you're starting out or expanding your portfolio, Unit 25 is a smart buy with lasting appeal. Don't miss out! Arrange a viewing now.

Built in 1977

## **Essential Information**



|                |               |
|----------------|---------------|
| MLS® #         | A2271053      |
| Price          | \$369,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,113         |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 25, 6100 4 Avenue Ne |
| Subdivision | Marlborough Park     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2A 5Z8              |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 2                                      |
| Parking        | Stall                                  |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Quartz Counters, Storage                                                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                  |
| Cooling           | None                                                                        |
| Has Basement      | Yes                                                                         |
| Basement          | Full                                                                        |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | BBQ gas line, Garden, Private Yard      |
| Lot Description   | Back Yard, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle                         |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 16th, 2025 |
| Days on Market | 2                   |
| Zoning         | M-C1                |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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