

# \$320,000 - 28, 6100 4 Avenue Ne, Calgary

MLS® #A2219050

**\$320,000**

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          | \$320,000 |
| 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        | Assigned, Stall               |

### **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 | 1             |
| Zoning         | MC-1          |

**Listing Details**

Listing Office                      Century 21 Bravo Realty

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