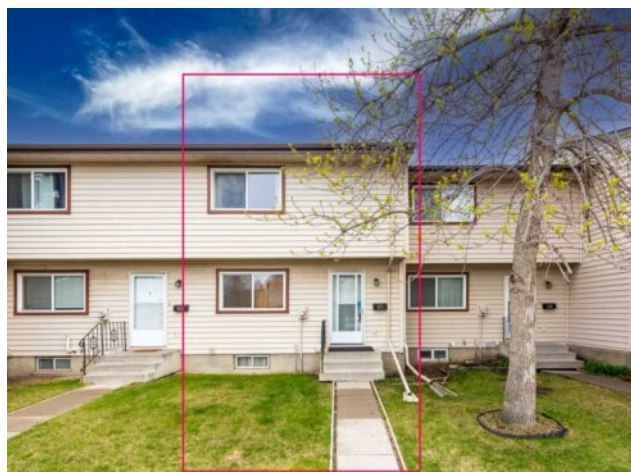


65, 6100 4 Avenue NE
Calgary, Alberta

MLS # A2223198



\$349,900

Division:	Marlborough Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,112 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Cleared		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 390
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

CLOSE TO LRT | 3 BEDS | 2 PARKING STALLS | PRIVATE YARD | CLOSE TO SCHOOLS | LOWER CONDO FEES. Welcome to this beloved townhouse in Madigan Village., perfectly located just minutes to WALMART, MARLBOROUGH MALL, RESTAURANTS, and the LEISURE CENTRE. Additionally, this home is just MINUTES to LRT and BUS STOPS. Step inside to discover a functional and inviting layout featuring durable laminate flooring, a newer kitchen, and a modernized bathroom that's sure to impress. The undeveloped basement offers a versatile space, perfect as a playroom or ready to be customized to suit your family's needs. Nestled in a quiet, family-friendly neighbourhood, this home backs directly onto a school and park. Additional features include: TWO ASSIGNED PARKING STALLS, FENCED YARD, and a RECENTLY UPGRADED HOT WATER TANK. With THREE SPACIOUS BEDROOMS, an UPDATED FULL bath, and close proximity to schools, parks, shopping, and major routes like Deerfoot and Stoney Trail, this home delivers outstanding value for growing families, first-time buyers, or savvy investors.