

**25, 6100 4 Avenue NE**  
**Calgary, Alberta**

**MLS # A2279481**



**\$349,000**

<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,113 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 393
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Storage		

**Inclusions:** Shed in the backyard, flower beds

**FULLY RENOVATED! 2 PARKING STALLS! LOW CONDO FEE!** 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.