

\$339,000 - 41, 6100 4 Avenue Ne, Calgary

MLS® #A2143584

\$339,000

3 Bedroom, 1.00 Bathroom, 1,086 sqft

Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

Don't miss out on this incredible opportunity to own a well-maintained townhome backing onto Big Marlborough Park! Whether you're a first-time buyer or seeking an investment, this property offers both comfort and convenience. Located for quick possession, it boasts a prime spot with a full range of amenities right at your fingertips.

Inside, you'll find 3 spacious bedrooms on the upper level, ensuring privacy and comfort for your family. Living here means parkside bliss, with direct access to the expansive greenery of Big Marlborough Park and its tranquil pathways.

Ideal for families, this home is within walking distance of schools, streamlining your morning routine. Essential amenities like public transit, restaurants, medical facilities, and shopping centers are also nearby for added convenience.

Step outside onto the rear deck where you can unwind or host gatherings overlooking the spacious fenced yard. You'll appreciate the convenience of TWO dedicated parking stalls, with an additional 2 Visitor Parking spots nearby, making it effortless to entertain friends and family.

With its desirable location, and potential for investment, this townhome truly stands out. Don't wait – call your favorite realtor today to



schedule a viewing and discover the endless possibilities!

Built in 1977

Essential Information

MLS® #	A2143584
Price	\$339,000
Sold Price	\$339,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,086
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	41, 6100 4 Avenue Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5Z8

Amenities

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

Interior

Interior Features	Bathroom Rough-in, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Full, Partially Finished

Exterior

Exterior Features Garden, Other, Private Yard
Lot Description Back Yard, No Neighbours Behind, Landscaped, Level, Rectangular Lot, Treed, Views
Roof Asphalt Shingle
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed June 21st, 2024
Date Sold July 2nd, 2024
Days on Market 11
Zoning M-C1
HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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