



## 6100 4 Avenue Calgary Alberta

\$325,000

BEST PRICE FOR A RENOVATED TOWNHOUSE, FINISHED BASEMENT | 3 BEDS 2 FULL BATH plus DEN in Basement | NEW FURNACE, HOT WATER TANK | WALK TO SCHOOL FROM BACK YARD | 2 PARKING STALLS | Welcome to Unit 22 at 6100 4 Avenue NE in Marlborough Park, well-maintained and fully renovated offering 3 bedrooms, 2 bathrooms and a fully developed basement. This is one of the most affordable townhouse ready for move-in that you can find in Calgary. The main floor boasts a bright kitchen and dining room, with stainless steel appliances including electric stove, dishwasher, hood fan, kitchen cabinets and quartz countertop. The living room is spacious and full of natural light; 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. The basement was fully developed with laundry area, an office, server room, utilities and storage. 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 22 right at door, low condo fee. This move-in-ready home combines comfort, convenience, and value in a family-friendly neighborhood. Don't miss out on this beautifully renovated home in the heart of Calgary-- schedule your private showing today. (id:6769)

3pc Bathroom 8.00 Ft x 5.00 Ft

Bedroom 8.92 Ft x 11.67 Ft

Bedroom 8.00 Ft x 14.00 Ft

Primary Bedroom 13.83 Ft x 11.75 Ft

3pc Bathroom 6.42 Ft x 5.83 Ft

Office 9.83 Ft x 10.17 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

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