



6100 4 Avenue Calgary Alberta

\$299,999

Welcome to this fully developed townhome in desirable Madigan Village, conveniently located near schools, parks, playgrounds, transit, and shopping. This updated 3-bedroom, 1-bathroom home is ideal for first-time buyers, investors, or growing families and is truly move-in ready. The home backs onto green space, offering added privacy and a spacious backyard—perfect for pets, outdoor entertaining, or family gatherings. Recent updates include a new hot water tank and water softener, adding value and peace of mind. Enjoy the convenience of two assigned parking stalls located near the front entrance, along with ample visitor parking and additional street parking. The pet-friendly complex (with board approval) is well managed and situated in a vibrant community featuring an active recreation centre, excellent schools, nearby shopping and dining, and easy access to public transit. This affordable, well maintained townhome offers a rare combination of location, functionality, and park backing privacy an excellent opportunity in today's market. (id:6769)

4pc Bathroom 8.00 Ft x 4.92 Ft

Bedroom 8.83 Ft x 11.58 Ft

Bedroom 8.00 Ft x 13.92 Ft

Primary Bedroom 13.75 Ft x 11.67 Ft

Family room 16.50 Ft x 10.08 Ft

Laundry room 6.83 Ft x 8.58 Ft

Storage 6.92 Ft x 6.67 Ft

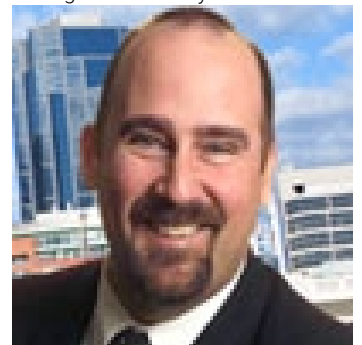
Furnace 6.67 Ft x 6.92 Ft

Dining room 10.58 Ft x 8.42 Ft

Kitchen 8.00 Ft x 7.08 Ft

Living room 17.17 Ft x 10.92 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

RE/MAX Realty Professionals

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