

# \$389,900 - 16, 6100 4 Avenue Ne, Calgary

MLS® #A2210426

**\$389,900**

3 Bedroom, 2.00 Bathroom, 1,079 sqft

Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

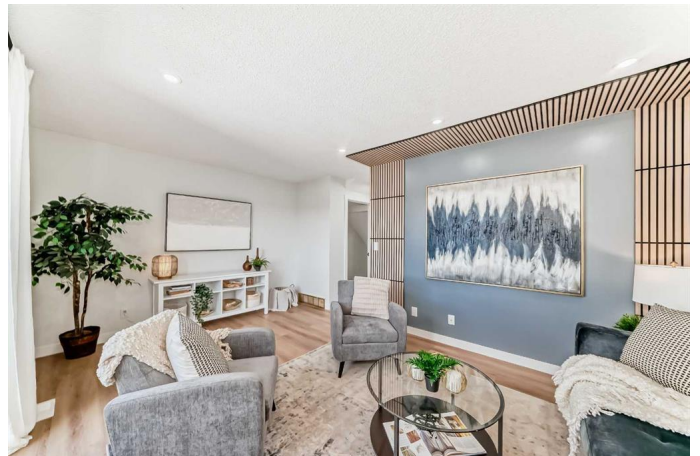
Amazing! This is what best describes this 3 bedroom+1 den and 2 full bathroom town house with over 1,500sqft of developed space in the very desirable community of Marlborough Park. Backs unto an elementary and junior high school and a senior high school is 5mins away. Close to shopping and walking distance to a school. Perfect for a growing family. Come and be amazed at this elegant 3 bedrooms +1 den home, Upon entering, you'll be immediately captivated by the brand-new kitchen complete with new stainless-steel appliances and quartz counter tops and a dinning area. Move on to the living area brimming with abundant natural light that pours in from the very big patio doors creating an atmosphere of warmth and serenity. Picture yourself entertaining guests or indulging in family time in this spacious and bright living room. Upstairs you have a spacious primary bedroom, 2 other good-sized bedrooms and a spacious full bathroom. Downstairs to the fully developed basement that provides you with a living space for family game or movie nights or can serve as a play area for the little ones, an additional room that can be used as an office, or a flex room and a full 3-piece bathroom.

Built in 1977

## Essential Information

MLS® # A2210426

Price \$389,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,079         |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 16, 6100 4 Avenue Ne |
| Subdivision | Marlborough Park     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2A 5Z8              |

### Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Parking, Snow Removal |
| Parking Spaces | 2                     |
| Parking        | Assigned, Stall       |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Animal Home, No Smoking Home, Pantry, Quartz Counters |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer  |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Private Yard                                                         |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Vinyl Siding                                                         |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 11th, 2025  
Days on Market                22  
Zoning                              M-C1

**Listing Details**

Listing Office                    CIR Realty

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