

# \$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

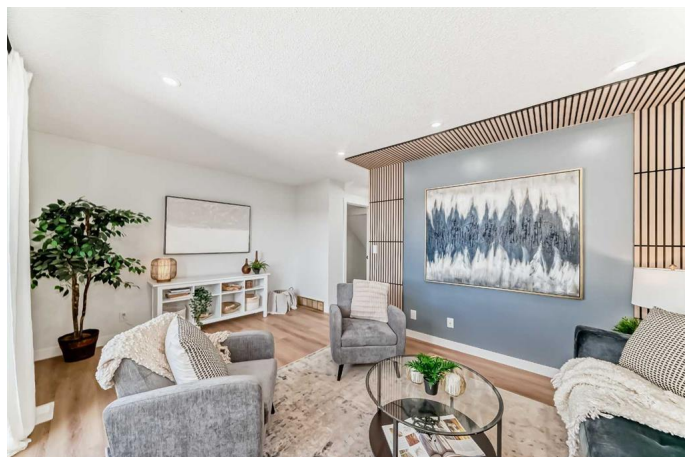
Amazing! This is what best describes this 3 bedroom+1 den and 2 full bathroom town house with over 1,500sqft of developed space in the very desirable community of Marlborough Park. Backs unto an elementary and junior high school and a senior high school is 5mins away. Close to shopping and walking distance 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            19

Zoning                        M-C1

### **Listing Details**

Listing Office                CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.