\$309,000 - 25, 6100 4 Avenue Ne, Calgary

MLS® #A2239176

\$309,000

3 Bedroom, 2.00 Bathroom, 1,111 sqft Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

Welcome to this exceptionally well-maintained 3-bedroom, 1.5-bath townhouse offering over 1,111 sq. ft. of bright, comfortable living space on two levels, plus a developed basementâ€"all nestled in the quiet interior of the sought-after Madigan Village complex in Marlborough Park. Lots of trees in the neighborhood for additional shade.

This home backs onto green space and features a private, fenced backyardâ€"ideal for kids, pets, and summer BBQs (gas line included). Inside, enjoy a spacious kitchen with stainless steel appliances, professionally installed water filtration system, ample cabinet storage, and a bonus shelving unit. A cozy dining nook flows into the inviting family room with easy access to the backyard.

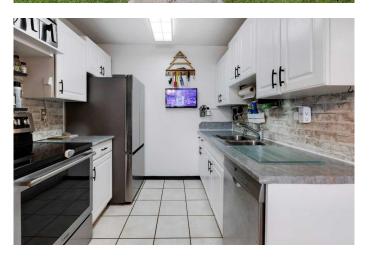
Upstairs, find three generous bedrooms and a full 4-piece bathâ€"two bedrooms offer tranquil views of green space and the school playground, filling the home with natural light. Newer low-maintenance flooring brightens the upper bedrooms.

The finished basement includes a convenient half bath, laundry, and a flexible space perfect for a kids' playroom, home office, or workout area. There is ample storage in the basement.

Additional features include two assigned parking stalls, low condo fees, RV storage (available at a nominal extra cost), and a







fantastic location close to schools, parks, shopping, and walking paths. Tucked away from busy roads for added peace and security, this is a perfect home for a growing family or a smart investment opportunity! Welcome to maintenance free living – where snow clearing is done for you~

Built in 1977

Essential Information

MLS® # A2239176

Price \$309,000

Bedrooms 3

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,111

Acres 0.00

Year Built 1977

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey, Side by Side

Status Active

Community Information

Address 25, 6100 4 Avenue Ne

Subdivision Marlborough Park

City Calgary
County Calgary
Province Alberta
Postal Code T2A 5Z8

Amenities

Amenities Parking

Parking Spaces 2

Parking Stall

Interior

Interior Features See Remarks

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Garden, Other

Lot Description Back Yard, Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 15th, 2025

Days on Market 1

Zoning M-C1 HOA Fees 393

HOA Fees Freq. MON

Listing Details

Listing Office RE/MAX First

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