

\$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 basement—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 backyard—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 bath—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 â€“ 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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