

# \$389,000 - 10, 6100 4 Avenue Ne, Calgary

MLS® #A2230353

**\$389,000**

4 Bedroom, 2.00 Bathroom, 1,011 sqft

Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

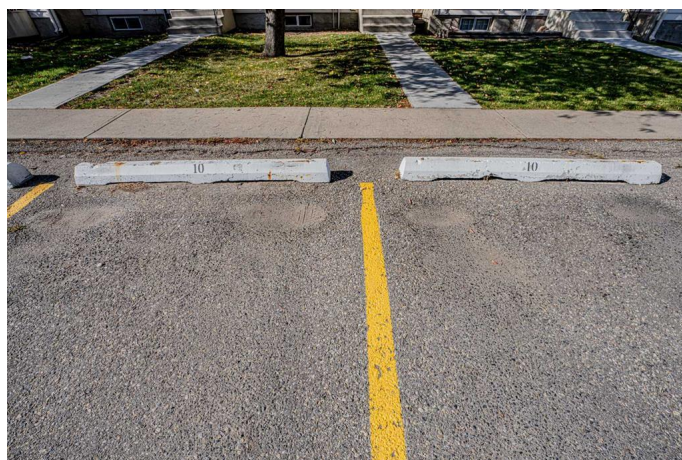
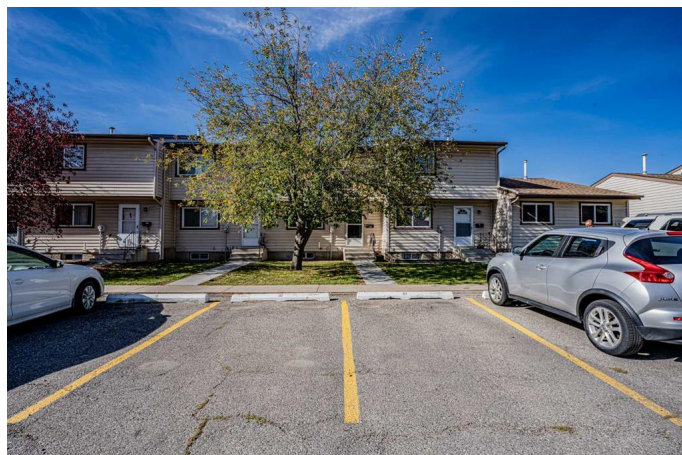
This beautifully designed townhouse is perfectly situated in a prime location, close to top-rated schools and all essential amenities. Enjoy the convenience of nearby shopping, dining, parks, and public transit, making it an ideal home for families or professionals. Don't miss the opportunity to own a property in this highly sought-after area! playground backs on to Elementary school. unit is very well maintained. upgrades in the complex including roof singles, siding, decks, frontdoor, fence, windows. This unit also come with 2 parking stalls.

Built in 1977

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2230353      |
| Price          | \$389,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,011         |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information



|             |                      |
|-------------|----------------------|
| Address     | 10, 6100 4 Avenue Ne |
| Subdivision | Marlborough Park     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2A 5Z8              |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | Other |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Pantry |
| Appliances        | Electric Stove, Refrigerator            |
| Heating           | Forced Air                              |
| Cooling           | None                                    |
| Has Basement      | Yes                                     |
| Basement          | Finished, Full                          |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Barbecue, Playground     |
| Lot Description   | Back Yard                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 47              |
| Zoning         | M-C1            |
| HOA Fees       | 380             |
| HOA Fees Freq. | MON             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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