

# \$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 Freq.	MON

## Listing Details

Listing Office	RE/MAX First
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