

# \$299,900 - 25, 6100 4 Avenue Ne, Calgary

MLS® #A2239176

**\$299,900**

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 “ where snow clearing is done for you~

Built in 1977

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2239176               |
| Price          | \$299,900              |
| 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 | 19              |
| Zoning         | M-C1            |
| HOA Fees Freq. | MON             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.