



**3, 6100 4 Avenue NE
Calgary, Alberta**

MLS # A2298213



\$354,900

Division:	Marlborough Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,118 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Other, Stall		
Lot Size:	-		
Lot Feat:	Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 412
Basement:	Full	LLD:	-
Exterior:	Other, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Storage		

Inclusions: N/A

Perfect for a First Time Homebuyer! This is one of those homes where the outdoor space completely steals the show. Tucked away in a well-located complex, this 2-storey townhome offers a great layout and is beautifully updated and ready to move in. The main floor is bright and easy to live in, with a spacious living area, a renovated kitchen with peninsula countertop and plenty of storage. No other townhouses in the complex have the extended kitchen space as this unit does. Upstairs, you'll find 3 good-sized bedrooms and a full bathroom, perfect for young families or anyone needing that extra space. Downstairs, the fully finished basement gives you a large rec room, an additional full bathroom, laundry and extra storage—ideal for movie nights, a home office, or a kids' hangout zone. And the backyard here is something you just don't see often in this price point. A large deck beautifully built surrounding a mature tree, creates a space that feels completely removed from the typical townhouse setup. There's built-in seating, tons of room for patio furniture, and a natural canopy that makes it feel cozy in the winter and shaded in the summer. It's the kind of space you'll actually use—whether it's morning coffee, hosting friends, or just unwinding at the end of the day. Location is another win—close to schools, parks, shopping, and everyday amenities, making it an easy choice for both homeowners and investors. If you've been waiting for something with real outdoor character & an updated interior, this is it!