

# \$305,100 - 65, 6100 4 Avenue Ne, Calgary

MLS® #A2259326

**\$305,100**

3 Bedroom, 1.00 Bathroom, 1,080 sqft  
Residential on 0.00 Acres

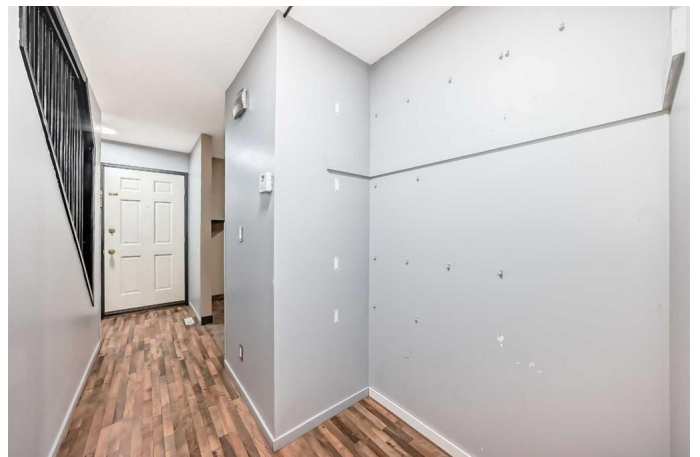
Marlborough Park, Calgary, Alberta

**3 BEDROOM TOWNHOUSE | DECK + COVERED BACKYARD | PRIME LOCATION**  
Welcome to this beautifully maintained townhouse that blends comfort, convenience, and charm all in one! Boasting 3 generous bedrooms and 1 full bathroom, this home offers a smart layout that is both functional and inviting. The main living area is filled with natural light, creating a warm and welcoming atmosphere for everyday living or entertaining guests.

Step outside to your very own private deck, the perfect spot for morning coffee, weekend BBQs, or simply enjoying the fresh air. The covered backyard adds extra appeal—providing year-round enjoyment, shade in the summer, and protection in the cooler months, making it a versatile space for kids, pets, or outdoor gatherings.

Location is everything, and this property delivers! Situated just steps away from schools, shopping, and beautiful parks, you™ll enjoy having everything you need right at your fingertips. Whether it™s a quick run for groceries, walking the kids to school, or spending afternoons at the nearby park, this home offers unbeatable convenience for the whole family.

Whether you™re a first-time buyer, a small family, or simply looking for a low-maintenance home in a fantastic neighborhood, this



townhouse checks all the boxes. Affordable, practical, and move-in ready—it's an opportunity you won't want to miss.

Call your favorite agent today and book a private showing before it's gone!

Built in 1977

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2259326      |
| Price          | \$305,100     |
| Bedrooms       | 3             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 1,080         |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 65, 6100 4 Avenue Ne |
| Subdivision | Marlborough Park     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2A 5Z8              |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                    |
| Parking        | Stall                                |

### Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                           |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Range |

|              |                  |
|--------------|------------------|
| Heating      | Forced Air       |
| Cooling      | None             |
| Has Basement | Yes              |
| Basement     | Full, Unfinished |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 5                    |
| Zoning         | M-C1                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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