

# \$274,900 - 5416 4 Avenue Ne, Calgary

MLS® #A2227025

**\$274,900**

2 Bedroom, 1.00 Bathroom, 507 sqft

Residential on 0.07 Acres

Marlborough Park, Calgary, Alberta

Calgary home ownership is within reach with this terrific semi-detached home located in the heart of Marlborough Park. Imagine having your very own fenced yard, plenty of parking in back, and no condo fees! Front foyer greets your entry and leads to the open concept main level, which includes a large living/dining room, a full bathroom, and kitchen. The kitchen boasts plenty of cupboard space with a refrigerator and stove. Views of the backyard from the kitchen. Enjoy a summer BBQ on the raised deck or enjoy time with the kids in your own private yard. Lower level includes 2 generous sized bedrooms and a laundry room, which also includes storage space. Steps to area shopping, public transit and a super short commute into downtown. This is a tremendous opportunity that simply cannot be overlooked.

Built in 1973

## Essential Information

MLS® #	A2227025
Price	\$274,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	507
Acres	0.07
Year Built	1973



Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	5416 4 Avenue Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3Y3

### Amenities

Parking Spaces	3
Parking	Parking Pad

### Interior

Interior Features	High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, See Remarks, Storage, Beamed Ceilings, Master Downstairs
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Irregular Lot, Rectangular Lot, Street Lighting, See Remarks
Roof	Tar/Gravel
Construction	Vinyl Siding, Wood Frame, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	June 4th, 2025
Days on Market	5
Zoning	R-CG

### Listing Details

Listing Office

RE/MAX House of Real Estate

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.