

# \$350,000 - 93, 6100 4 Avenue Ne, Calgary

MLS® #A2263039

**\$350,000**

3 Bedroom, 1.00 Bathroom, 1,080 sqft

Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

**\*\*\*SELLER WILL PAY CONDO FEES FOR 1 YEAR\*\*\*** Fantastic opportunity for a first time home buyer or investor. A 3-bedroom townhouse in the established community of Marlborough Park. A formal entrance leads to the bright dining room and kitchen featuring hardwood flooring and an oversized window bringing in loads of natural light. The well laid out kitchen has lots of cupboard/ counter space and features new stainless steel appliances. The living room has sliding doors that lead to the deck with fenced backyard. A great place to escape in the summer. Upstairs you will find 3 bedrooms and a 4-pc bathroom. Options are endless in the unfinished basement with laundry and a large, open space. Unit comes with 2 parking stalls directly in front of the entrance. Close to schools, parks, public transportation and the amenities on Memorial Drive. Don't miss this opportunity and call today for your viewing.

Built in 1977

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2263039  |
| Price          | \$350,000 |
| 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     | 93, 6100 4 Avenue Ne |
| Subdivision | Marlborough Park     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2A 5Z8              |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 2               |
| Parking        | Stall           |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | Pantry, Storage                             |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                  |
| Cooling           | None                                        |
| Has Basement      | Yes                                         |
| Basement          | Full, Partially Finished                    |

### Exterior

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

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 11                |
| Zoning         | M-C1              |

### Listing Details

Listing Office                      2% Realty

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