

\$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

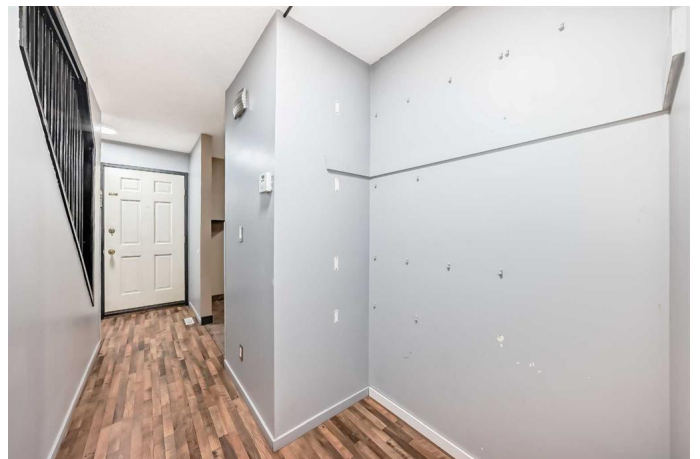
Marlborough Park, Calgary, Alberta

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	4
Zoning	M-C1

Listing Details

Listing Office	eXp Realty
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