

**5, 6100 4 Avenue NE**  
**Calgary, Alberta**

**MLS # A2201247**



**\$324,900**

<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	786 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Guest, Off Street, Parking Lot, Paved, Side By Side, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 404
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		

**Inclusions:** None

Discover comfortable and convenient living in this inviting END-unit BUNGALOW townhouse in friendly, well-managed Madigan Village. Welcome home to 5, 6100 4 Ave NE. This 3-bedroom, 2-bathroom home offers a spacious single-level layout featuring a large living room, kitchen/dining area, and a walkout to a private deck and fenced backyard. Downstairs provides additional space with a large recreation room, the 3rd bedroom with a walk-in closet, a 4-piece bathroom, and a laundry/storage/utility room. Enjoy the unbeatable location close to local amenities, all levels of schools, parks, playgrounds, ice rink, a sledding hill, a community hall and public transportation. Easy access throughout the city on 16th Avenue, Stoney Trail, and Highway 1. Additional features include two assigned parking stalls, a newer high efficient furnace, air conditioning, & tankless hot water. Book your viewing today!