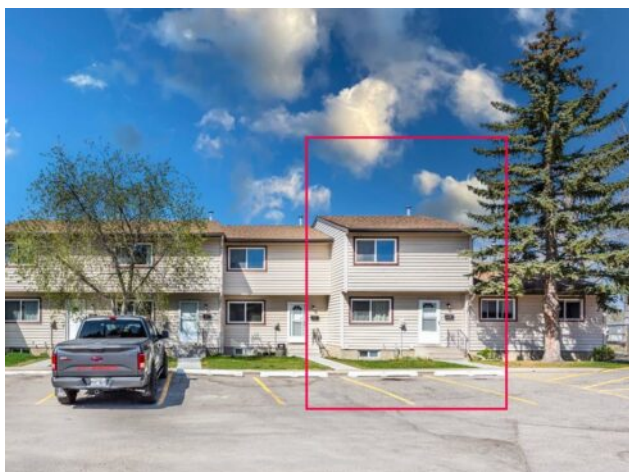


28, 6100 4 Avenue NE
Calgary, Alberta

MLS # A2219050



\$309,000

Division:	Marlborough Park		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,129 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Unfinished
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 393
LLD:	-
Zoning:	MC-1
Utilities:	-

Inclusions: n/a

!!!BACK ON THE MARKET DUE TO FINANCING!!! Welcome to this cherished townhouse in Madigan Village, lovingly cared for by the same family since it was built. Backing directly onto a school and park, your backyard truly becomes an extension of your living space, ideal for kids to play and grow. This quiet, family-friendly setting makes it a perfect place to put down roots. Inside, you'll find a functional layout with three generously sized bedrooms and a recently updated full bathroom. The home has been well maintained over the years, reflecting pride of ownership throughout. Enjoy your own private backyard and the convenience of two assigned parking stalls just steps from your door. With schools, parks, and shopping all within walking distance, and quick access to both Deerfoot and Stoney Trails, this home offers incredible value for young families, first-time buyers, or investors. Don't miss your chance to view this lovingly maintained home. Schedule your showing today!