



THE
A-TEAM

**RE/MAX
FIRST**

6100 4 Avenue #10, Calgary T2A 5Z8

MLS®#: **A2177446** Area: **Marlborough Park** Listing Date: **12/27/24** List Price: **\$420,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1977**
Lot Information
 Lot Sz Ar: **426,452 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,011**
 Low Sqft:
 Ttl Sqft: **1,011**

DOM

26
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Garden,Playground,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Stove,Refrigerator**
 Int Feat: **Laminate Counters**
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Second	8`11" x 11`8"
Kitchen	Main	8`3" x 7`3"
Living Room	Main	17`4" x 11`0"
4pc Bathroom	Basement	6`8" x 5`1"
Dining Room	Main	10`8" x 8`6"

Room	Level	Dimensions
Bedroom - Primary	Second	13`9" x 8`1"
Bedroom	Second	13`11" x 11`9"
4pc Bathroom	Second	8`0" x 5`0"
Bedroom	Basement	9`6" x 10`3"
Living Room	Main	17`4" x 10`11"

Legal/Tax/Financial

Condo Fee:
\$380

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **7810401**

Remarks

Pub Rmks: **This beautifully designed townhouse is perfectly situated in a prime location, close to top-rated schools and all essential amenities. Enjoy the convenience of nearby shopping, dining, parks, and public transit, making it an ideal home for families or professionals. Don't miss the opportunity to own a property in this highly sought-after area! playground backs on to Elementary school. unit is very well maintained. upgrades in the complex including roof singles, siding, decks, frontdoor, fence, windows. This unit also come with 2 parking stalls.**

Inclusions: **none**
Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









