



THE
A-TEAM

**RE/MAX
FIRST**

6100 4 Avenue #16, Calgary T2A 5Z8

MLS®#: **A2186622** Area: **Marlborough Park** Listing Date: **01/11/25** List Price: **\$324,900**
 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:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,085**
 Low Sqft:
 Ttl Sqft: **1,085**

DOM

11
Layout
 Beds: **3 (2 1)**
 Baths: **1.0 (1 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Landscaped**
 Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`1" x 10`11"	Kitchen	Main	8`0" x 7`0"
Dining Room	Main	10`4" x 8`4"	Bedroom - Primary	Upper	13`9" x 11`7"
Bedroom	Upper	8`9" x 11`5"	Bedroom	Suite	7`11" x 4`10"
4pc Bathroom	Upper		Game Room	Basement	16`7" x 10`4"
Laundry	Basement	6`11" x 10`2"			

Condo Fee:
\$393

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **7810401**

Remarks

Pub Rmks: **Welcome to the perfect townhouse in Madigan Village! Situated in one of the best locations in the complex, it backs directly onto a park and two schools, offering a quiet and family-friendly setting. This home been meticulously maintained by its original owners. The backyard provides a private space perfect for relaxing or entertaining. Enjoy the convenience of two assigned parking stalls just steps away. Inside, you'll find a thoughtfully designed layout featuring 3 spacious bedrooms, including a primary bedroom with a built-in closet organizer for all your storage needs. The full bathroom is roomy and functional, perfect for busy mornings. The furnace and hot water tank have been updated. This property boasts an unbeatable location with shopping, schools, and parks just a short walk away. Plus, with quick access to both Deerfoot Trail and Stoney Trail, commuting is a breeze. Whether you're a first-time buyer, growing family, or investor, this townhouse offers the perfect combination of comfort, convenience, and value. Don't miss out—schedule your showing today!**

Inclusions: **Shed, living room media shelf, basement cupboard**
Property Listed By: **RE/MAX First**

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











