# \$368,000 - 232 Marlborough Way Ne, Calgary

MLS® #A2208300

## \$368,000

4 Bedroom, 2.00 Bathroom, 1,091 sqft Residential on 0.00 Acres

Marlborough, Calgary, Alberta

#### FIRST TIME HOME BUYERS!!!

INVESTORS!!! Enjoy comfortable living in this attractive 2-story townhouse, perfectly situated in a fantastic location. From the moment you enter, you'll feel at home. The bright main floor features a functional kitchen and dining area with ample natural light, flowing into a comfortable living room, also with a large window. Upstairs, find three bedrooms, each with closet space, and an updated five-piece bathroom featuring modern touches and a relaxing tub. The basement expands the living space with a generous fourth bedroom, a three-piece bathroom, and a dedicated laundry area. Step outside to your private balcony. Parking is a breeze with two assigned stalls and extra street parking. Situated conveniently across from Marlborough Mall, residents enjoy immediate access to a variety of amenities, while downtown Calgary is just a short commute. This welcoming townhouse is a great opportunity for first-time buyers and investors alike.

Built in 1975

### **Essential Information**

MLS® # A2208300 Price \$368,000

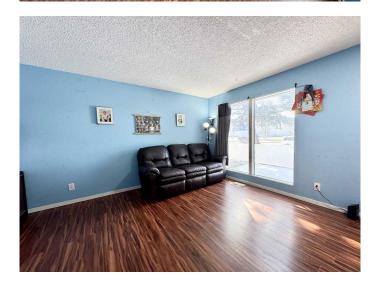
Bedrooms 4

Bathrooms 2.00

Full Baths 2







Square Footage 1,091 Acres 0.00 Year Built 1975

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 232 Marlborough Way Ne

Subdivision Marlborough

City Calgary
County Calgary
Province Alberta
Postal Code T2A 6R9

#### **Amenities**

Amenities Trash

Parking Spaces 2

Parking Stall

#### Interior

Interior Features No Animal Home

Appliances Electric Stove, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Balcony
Lot Description Lawn

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 9th, 2025

Days on Market 69

Zoning M-C1

# **Listing Details**

Listing Office CIR Realty

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