# \$330,000 - 318 Marlborough Way Ne, Calgary

MLS® #A2226744

## \$330,000

3 Bedroom, 2.00 Bathroom, 1,095 sqft Residential on 0.00 Acres

Marlborough, Calgary, Alberta

BEST PRICE IN THE COMPLEX! CALLING INVESTOR & FIRST TIME HOME BUYERS | Welcome to 318 Marlborough Way NEâ€"a delightful 3-bedroom, 2-bathroom townhouse nestled in the heart of Calgary's Marlborough community. Enjoy a well-designed layout featuring a generous living room, a functional kitchen, and ample natural light throughout. Step outside to your private

backyardâ€"perfect for relaxing, gardening, or entertaining guests. This unit comes with two assigned parking stalls, ensuring hassle-free parking for you and your guests.

Benefit from low condo fees that cover common area maintenance, snow removal, and more, contributing to a worry-free lifestyle. Situated in the family-friendly neighborhood of Marlborough, this home is just minutes away from: Marlborough Mal, C-Train Station, and close distance to several schools, catering to all educational needs. Book your private showing today and check out this amazing townhome.

Built in 1975

#### **Essential Information**

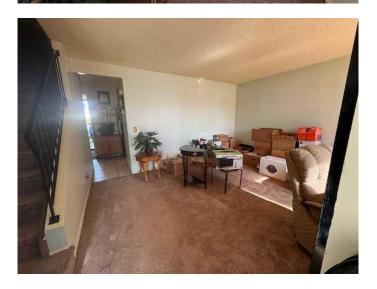
MLS® # A2226744 Price \$330,000

Bedrooms 3
Bathrooms 2.00

Full Baths 2







Square Footage 1,095
Acres 0.00
Year Built 1975

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 318 Marlborough Way Ne

Subdivision Marlborough

City Calgary
County Calgary
Province Alberta
Postal Code T2A 6R9

#### **Amenities**

Amenities Other

Parking Spaces 2

Parking Stall

#### Interior

Interior Features Ceiling Fan(s), No Smoking Home

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator

Heating Forced Air

Cooling None

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Balcony

Lot Description Rectangular Lot Roof Asphalt Shingle

Construction Wood Frame, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 1st, 2025

Days on Market 50

Zoning M-C1

# **Listing Details**

Listing Office CIR Realty

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