# \$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**

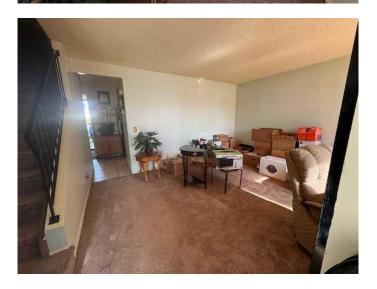
MLS® # A2226744 Price \$330,000

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 45

Zoning M-C1

## **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.