# \$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**

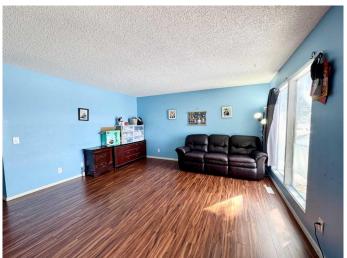
MLS® # A2208300 Price \$368,000

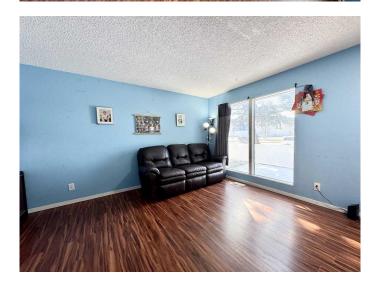
Bedrooms 4

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 66

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.