

# \$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

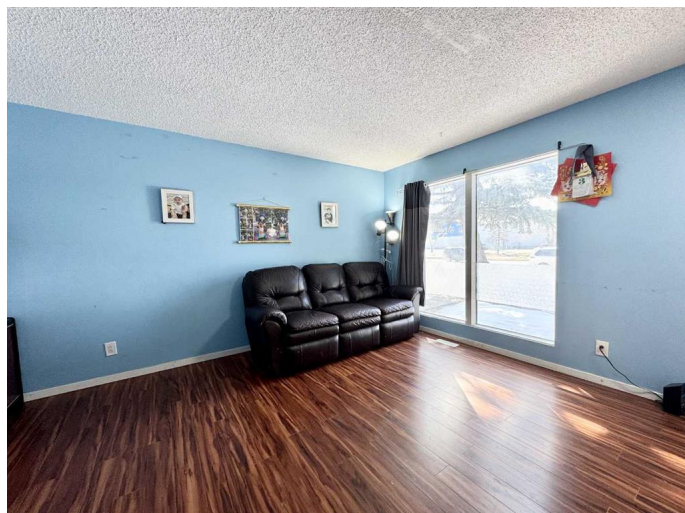
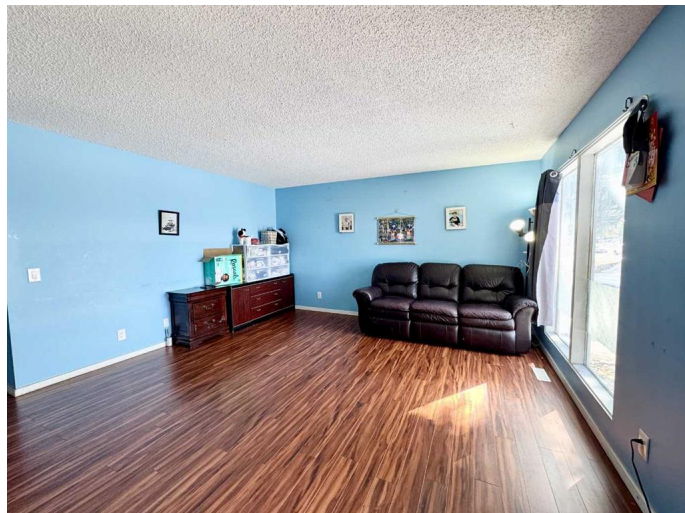
**FIRST TIME HOME BUYERS!!!**

**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 | 26              |

Zoning

M-C1

## **Listing Details**

Listing Office

CIR Realty

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