

# \$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

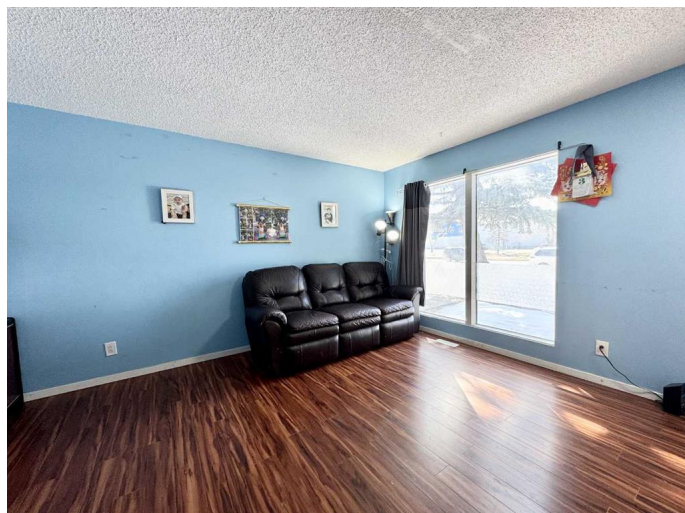
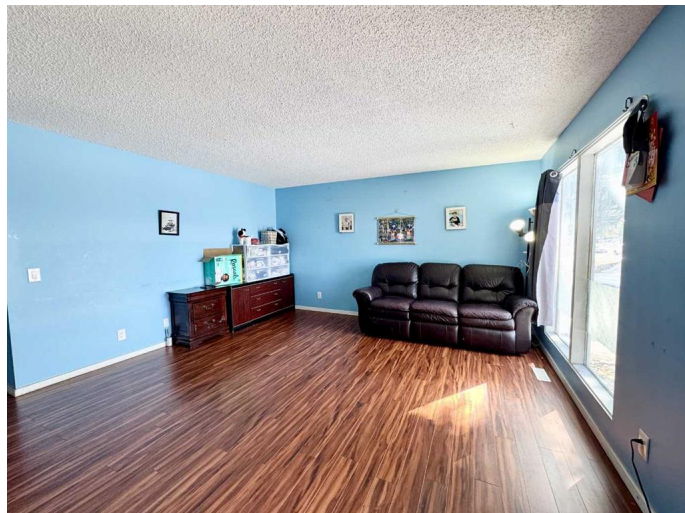
**FIRST TIME HOME BUYERS!!!**

**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	49

Zoning                      M-C1

**Listing Details**

Listing Office              CIR Realty

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