

# \$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

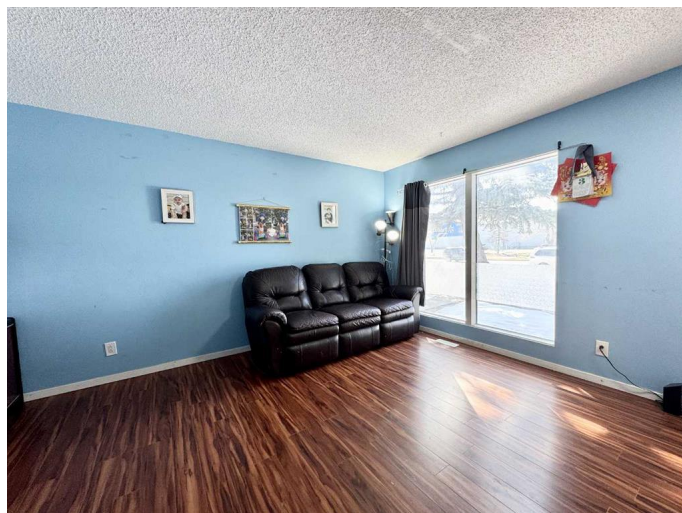
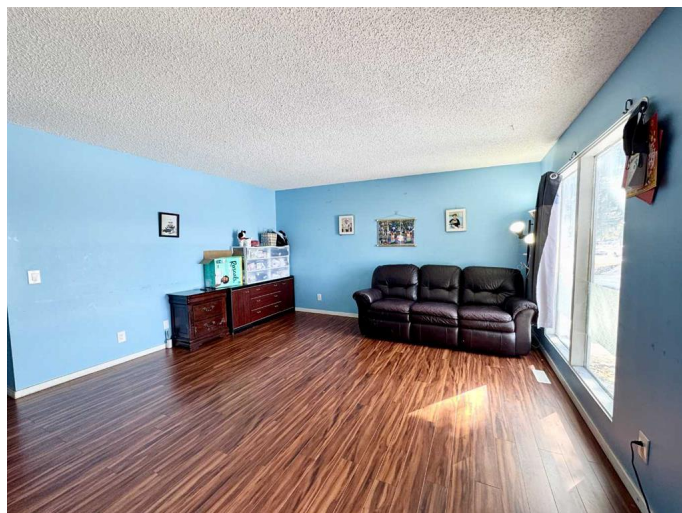
**FIRST TIME HOME BUYERS!!!**

**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	51

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.