

\$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 NE—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 backyard—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 Mall, 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 | 4 |

ZoningM-C1

Listing Details

Listing OfficeCIR Realty

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