\$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 NEâ€"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

backyardâ€"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 Mal, 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

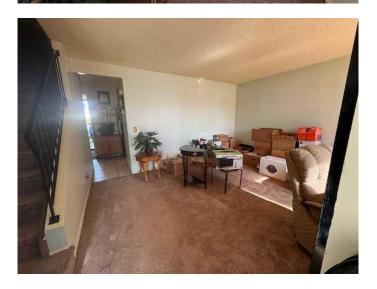
MLS® # A2226744 Price \$330,000

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 59

Zoning M-C1

Listing Details

Listing Office CIR Realty

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