

# **\$385,000 - 228 Marlborough Way Ne, Calgary**

MLS® #A2214766

**\$385,000**

4 Bedroom, 2.00 Bathroom, 1,092 sqft

Residential on 0.00 Acres

Marlborough, Calgary, Alberta

Welcome to this beautifully **RENOVATED** home in the desirable community of Marlborough! Step inside and you'll immediately appreciate the large windows flooding the main level with natural light! The spacious living room with **BRAND NEW** vinyl flooring offers plenty of space to entertain friends and family. The kitchen has been thoughtfully **RENOVATED** with soft close cabinets, quartz countertops, a **BRAND NEW** Bosch dishwasher and **NEW** pot lights. The remaining appliances are all within 4 years old. On the main level there is also a fully **RENOVATED** 2pc bathroom with a newer toilet, sink, fixtures and quartz countertops. Heading upstairs, there are 3 well-sized bedrooms each with their own closets ensuring ample space for you and your family! This level also features a 5pc **RENOVATED** bathroom with newer **DUAL** sinks, toilet, fixtures, quartz countertops and a **BRAND NEW** bathtub. The basement is fully finished with another bedroom and a large storage / utility room. Other notable **UPGRADES** include **FRESH** paint throughout and **UPDATED LED** lighting fixtures. Out back there are **TWO** assigned **PARKING** stalls! This home is located right next to Marlborough Mall, Walmart, Safeway, TnT Supermarket and the Peter Lougheed hospital. The Marlborough school (K-5) and Bob Edwards middle schools are within a short (3 min) drive away! With easy access to downtown via Memorial drive as well as bus routes nearby, this home offers



an UNBEATABLE location! A must-see! Call to book your private showing today.

Built in 1975

### Essential Information

MLS® #	A2214766
Price	\$385,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,092
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	228 Marlborough Way Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A6R9

### Amenities

Amenities	Parking, Trash
Parking Spaces	2
Parking	Stall

### Interior

Interior Features	Double Vanity, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
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 24th, 2025
Days on Market	21
Zoning	M-C1

### Listing Details

Listing Office	eXp Realty
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