

# \$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	47

Zoning

M-C1

## **Listing Details**

Listing Office

CIR Realty

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