318 Marlborough Way NE
Calgary, Alberta

MLS # A2286371

$325,000

Division:	Marlborough
Type:	Residential/Five Plus
Style:	2 Storey

Size:	1,102 sq.ft.	**Age:**	1975 (51 yrs old)
Beds:	3	**Baths:**	2

Garage:	Assigned, Stall
Lot Size:	-
Lot Feat:	See Remarks

Heating:	Forced Air		**Water:**	-
Floors:	Carpet, Ceramic Tile		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	$ 415
Basement:	Full		**LLD:**	-
Exterior:	Wood Frame		**Zoning:**	M-C1
Foundation:	Poured Concrete		**Utilities:**	-
Features:	No Animal Home, No Smoking Home			

Inclusions:	N/A

BEST PRICE IN THE COMPLEX! ATTENTION INVESTORS & FIRST-TIME BUYERS! Welcome to 318 Marlborough Way NE, a well-maintained and spacious 3-bedroom, 2-full-bathroom townhouse located in the heart of Calgary's established Marlborough community. Priced to sell, this home offers excellent value and functionality. The main floor features a generous living room filled with natural light, an open kitchen with eating area, and durable tiled flooring throughout. Step out the back door onto your private deck, which leads directly to two assigned parking stalls, ideal for convenience and everyday living. Upstairs, you'll find three well-sized bedrooms, including a spacious primary bedroom with his & hers closets, and a full bathroom with dual sinks, perfect for busy households. The fully finished basement adds exceptional versatility, offering a laundry room, a den, and a recreation room, along with a 3-piece bathroom. Recent upgrades include: Brand new triple-pane windows, New furnace, Newer Hot water tank. Enjoy condo fees that cover common area maintenance, snow removal, and more, providing a worry-free lifestyle. Unbeatable location, minutes to downtown, steps from Marlborough Mall, C-Train station, city transit, and close to multiple schools and amenities.