RE/MAX GRANDE PRAIRIE

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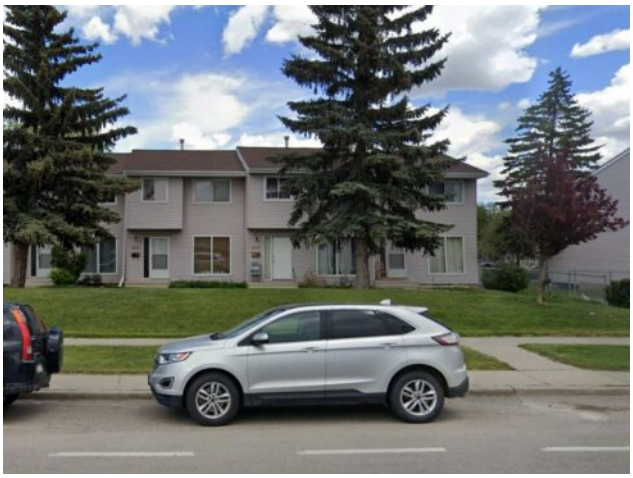
318 Marlborough Way NE
Calgary, Alberta

MLS # A2226744



$330,000

Division:	Marlborough		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,095 sq.ft.	**Age:**	1975 (50 yrs old)
Beds:	3	**Baths:**	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 416
Basement:	Finished, Full	**LLD:**	-
Exterior:	Wood Frame, Wood Siding	**Zoning:**	M-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: None

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 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.

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