

\$375,000 - 228 Marlborough Way Ne, Calgary

MLS® #A2228064

\$375,000

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® # | A2228064 |
| Price | \$375,000 |
| 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 | June 4th, 2025 |
| Days on Market | 11 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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