

# \$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 | 15             |

ZoningM-C1

Listing Details

Listing OfficeCIR Realty

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