

\$379,900 - 418 Marlborough Way Ne, Calgary

MLS® #A2122676

\$379,900

3 Bedroom, 2.00 Bathroom, 1,018 sqft

Residential on 0.00 Acres

Marlborough, Calgary, Alberta

Open House Sunday April 14, 2 - 4 pm.

Welcome to this immaculate 3-bedroom MOVE-IN READY townhome with finished basement! This charming residence is precisely what you've been searching for; Fully renovated featuring all new windows, new kitchen, bathrooms and carpet. This spacious home freshly painted walls and brand new laminate flooring and tile provides a sleek and contemporary aesthetic. The modern kitchen is flooded with natural light from a large window, plenty of upgraded ceiling-height cabinetry, brand new appliances, and ample storage. Off the kitchen is a spacious mudroom, access to the east facing composite wood deck, perfect for the afternoon BBQ and a walkway to 2 reserved allocated parking spots. The upstairs has three bright bedrooms with ceiling height closets, a large central linen storage and an upgraded 4-piece bathroom. The open sunny west facing living room and foyer is perfect for entertaining. A second 3-piece bathroom and a finished basement complete this lovely home. There is a newer high efficiency furnace and water heater. This is a great opportunity for those entering the property market or providing a turnkey solution for investors in the extremely hot rental market. Located in a well-maintained complex, and great location. There are 2 parking stalls off the back deck and ample street parking, proximity to Marlborough Mall, T&T Supermarket, steps away from a bus stop and the C-Train to downtown and walking distance to elementary



schools. Call to view today!

Built in 1975

Essential Information

MLS® #	A2122676
Price	\$379,900
Sold Price	\$400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,018
Acres	0.00
Year Built	1975
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	418 Marlborough Way Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6R9

Amenities

Amenities	Parking
Parking Spaces	2
Parking	Assigned, Off Street, Stall

Interior

Interior Features	Double Vanity, No Animal Home, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Finished, Full
Exterior	
Exterior Features	Barbecue
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete



Additional Information

Date Listed	April 12th, 2024
Date Sold	April 21st, 2024
Days on Market	9
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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