

# **\$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 | 9              |
| Zoning         | M-C1           |

## Listing Details

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

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