



## 232 Marlborough Way Calgary Alberta

\$368,000

FIRST TIME HOME BUYERS!!! INVESTORS!!! Enjoy comfortable living in this attractive 2-story townhouse, perfectly situated in a fantastic location. From the moment you enter, you'll feel at home. The bright main floor features a functional kitchen and dining area with ample natural light, flowing into a comfortable living room, also with a large window. Upstairs, find three bedrooms, each with closet space, and an updated five-piece bathroom featuring modern touches and a relaxing tub. The basement expands the living space with a generous fourth bedroom, a three-piece bathroom, and a dedicated laundry area. Step outside to your private balcony. Parking is a breeze with two assigned stalls and extra street parking. Situated conveniently across from Marlborough Mall, residents enjoy immediate access to a variety of amenities, while downtown Calgary is just a short commute. This welcoming townhouse is a great opportunity for first-time buyers and investors alike. (id:6769)

Primary Bedroom 9.58 Ft x 13.58 Ft

Bedroom 9.58 Ft x 12.92 Ft

Bedroom 7.92 Ft x 10.08 Ft

5pc Bathroom 5.17 Ft x 8.25 Ft

Bedroom 10.25 Ft x 17.83 Ft

4pc Bathroom 4.83 Ft x 7.25 Ft

Laundry room 12.25 Ft x 12.58 Ft

Other 11.58 Ft x 11.83 Ft

Living room 14.50 Ft x 14.58 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty



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