



# 212 Marlborough Way Calgary Alberta

\$394,900

AMAZING LOCATION ( CORNER LOT) WITH EASY ACCESS TO ALL AMENITIES , RIGHT ACROSS FROM MARLBOROUGH MALL, SCHOOLS, PUBLIC TRANSIT AND MAJOR ROUTES AND WALKING DISTANCE TO LRT. DECENT SIZE 1094 S.FT ( EXTERIOR) FEATURES EXTENSIVE RENOVATIONS LIKE BRAND NEW KITCHEN ( NEW CABNET, QUARTZ COUNTER TOP, UNDER MOUNT SINK, NEW DISHWASHER, FAIRLY NEW FRIDGE AND STOVE), NEW VINYL PLANK FLOORS ON MAIN AND UPPER LEVEL, NEW PAINT, NEW FURNACE 2024 WITH WARRANTY, NEW HOT WATER TANK 2024 WITH WARRANTY, NEW TILES ON UPPER MAIN BATH ROOM. MAIN LEVEL HAS HUGE LIVING ROOM, KITCHEN WITH DINING AND FLOOD OF SUN LIGHT. UPPER LEVEL HAS THREE DECENT SIZE BED ROOMS AND 4PCE BATH ROOM. BASEMENT IS FULLY DEVELOPED WITH BED ROOM/DEN, OFFICE ROOM, LAUNDRY ROOM, UTILITY ROOM AND 3PCE BATH ROOM. WELL MAINTAINED COMPLEX, TWO ASSIGNED PARKING STALLS AT THE BACK. READY TO MOVE IN CONDITION AND IDEAL FOR INVESTORS OR BEGINERS HOME. VACANT AND AVAILABLE FOR IMMEDIATE POSSESSION. THIS BEAUTIFUL TOWNHOME MUST BE SEEN TO BE APPRECIATED. (id:6769)

3pc Bathroom 7.58 Ft x 4.67 Ft  
Office 9.00 Ft x 6.58 Ft  
Furnace 6.17 Ft x 4.33 Ft  
Laundry room 10.17 Ft x 6.17 Ft  
Bedroom 9.08 Ft x 6.25 Ft  
Living room 14.58 Ft x 14.50 Ft

Other 11.58 Ft x 11.83 Ft  
Foyer 4.92 Ft x 4.92 Ft  
Primary Bedroom 13.50 Ft x 9.50 Ft  
Bedroom 12.83 Ft x 12.00 Ft  
Bedroom 12.33 Ft x 7.83 Ft  
4pc Bathroom 8.25 Ft x 7.75 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

**RE/MAX Realty Professionals**

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