



# 218 Marlborough Way Calgary Alberta

\$399,900

LOCATION! LOCATION! LOCATION! Welcome to this PERFECTLY LOCATED & EXTENSIVELY RENOVATED Townhome with 2 PARKING STALLS and a FULLY FINISHED BASEMENT (Could be used as 4th bedroom) in the community of Marlborough! LOCATED just across the Marlborough mall and WALKING distance to Marlborough train station and TNT Supermarket, SCHOOLS & PARKS, Daycare, Home depot, Safeway, Golds gym, ETC.. This bright townhouse offers 3 bedroom, 2 full bathrooms with a rear private deck with to enjoy summer bbq gatherings. A great starter family option for FIRST TIME HOME BUYERS or an INVESTMENT PROPERTY with cash flow monthly rental income. Upgrades include : Brand new luxury white glossy/low maintenance kitchen cabinets , beautiful stone counters with timeless hand scraped subway backsplash, Energy efficient LED pot lights and new light fixtures throughout, brand new UPGRADED/ENERGY STAR stainless steel appliance set with 1 year warranty, brand new vinyl plank flooring, renovated two new bathrooms, etc.. . This EXTENSIVELY renovated townhouse offers LUXURY features throughout the unit. Call your favourite realtor before this GEM gets sold! (id:6769)

4pc Bathroom 8.25 Ft x 7.83 Ft

Primary Bedroom 13.58 Ft x 9.58 Ft

Bedroom 12.83 Ft x 9.58 Ft

Bedroom 12.42 Ft x 7.83 Ft

3pc Bathroom 9.17 Ft x 5.50 Ft

Living room 14.25 Ft x 11.75 Ft

Other 11.92 Ft x 11.58 Ft

Listing Presented By:



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First Place Realty

<http://www.tenzinrealestate.ca/>

**RE/MAX Realty Professionals**

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