

228 Marlborough Way NE  
Calgary, Alberta

MLS # A2214766



**\$385,000**

Division:	Marlborough		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,092 sq.ft.	Age:	1975 (50 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 416
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

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.