

**228 Marlborough Way NE**  
**Calgary, Alberta**

**MLS # A2214766**



**\$385,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 416
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.