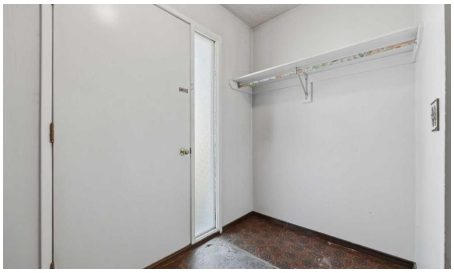
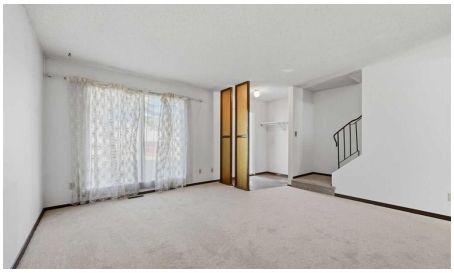
222 Marlborough Way NE

Calgary | Active | MLS® A2319395

$265,000









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1975**	**1,146.3 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Marlborough - 222 Marlborough Way NE: Looking for a home with upside? This property presents an excellent opportunity for buyers willing to roll up their sleeves and unlock its full potential. This west-facing, practical end-unit, two-storey townhouse offers 1,146 sq. ft., 3 bedrooms, a private deck, and two assigned parking stalls. The main floor features a bright and spacious living room with large west-facing windows, a kitchen, and dining area, providing a great foundation for future updates. Upstairs, you'll find three bedrooms and a 5-piece bathroom with dual vanities. The unspoiled basement offers endless possibilities for additional living space, storage, or a future recreation room. Outside, enjoy summer evenings on the spacious private deck. Ideally located within walking distance of Marlborough Mall, schools, parks, public transit, and the CTrain, this property presents an excellent opportunity for first-time buyers, investors, or anyone looking to unlock a home's full potential. With a functional layout, and plenty of opportunity for cosmetic updates, this is your chance to build equity and add your own personal touch while staying within budget.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2319395
Bedrooms	3
Bathrooms	1
Year Built	1975
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,146.3 sq. ft.
Main Level Finished Area:	543.83 sq. ft.

Upper Level Finished Area:	602.47 sq. ft.
Condo Fee:	$423.96
Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Professional Management, Reserve Fund Contributions, Trash
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	6
Year built:	1975 (Age: 51)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	7611273
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Laminate

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Off Street, Stall
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Z-name Not Listed
Community:	Marlborough
Amenities:	Parking, Trash
Appliances:	None
Inclusions:	As-Is
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 14'6" × 8'2" ·
Main Floor	Dining Room · 14'6" × 6'6" ·
Main Floor	Kitchen · 12' × 11'9" ·
2nd Floor	Bedroom - Primary · 13'8" × 9'8" ·
2nd Floor	Bedroom · 12'5" × 7'11" ·
2nd Floor	Bedroom · 13' × 9'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Double Vanity, Separate Entrance
Exterior Features:	Private Entrance

Patio And Porch Features:	Deck
Lot Features:	Front Yard
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	M-C1
Listed Date:	Jun 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/222-marlborough-way-ne-calgary-a2319395/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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