



THE
A-TEAM

**RE/MAX
FIRST**

919 38 Street #302, Calgary T2A 6E1

MLS®#: **A2181200**

Area: **Marlborough**

Listing Date: **11/28/24**

List Price: **\$324,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1978**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,110**
Low Sqft:
Ttl Sqft: **1,110**

DOM

23
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **4 Level Split**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Yard**
Park Feat: **Attached Carport,Carport**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,Fireplace(s)**
Sewer:
Ext Feat: **Private Yard,Storage**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **High Ceilings,No Animal Home,No Smoking Home,See Remarks,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`3" x 12`0"
Dining Room	Second	9`5" x 10`0"
Bedroom - Primary	Third	9`1" x 14`0"
Bedroom	Third	8`11" x 15`0"
Laundry	Basement	0`0" x 0`0"

Room	Level	Dimensions
Kitchen	Second	10`0" x 7`6"
2pc Bathroom	Second	3`0" x 5`8"
Bedroom	Third	8`10" x 8`0"
4pc Bathroom	Third	8`0" x 5`0"
Porch - Enclosed	Main	

Legal/Tax/Financial

Condo Fee:
\$392

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **8110472**

Remarks

Pub Rmks: **Welcome to this charming townhome in the heart of Marlborough! This well-priced 3-bedroom, 1.5-bathroom home features 1,100 sq. ft. of comfortable living space, complete with covered parking and a private backyard. Ideally located within walking distance of LRT stations, bus stops, schools, and shopping centers, it offers unmatched convenience and accessibility. The main level boasts a spacious living room with high ceilings, a corner fireplace, a half bathroom, and full-length glass doors leading to a private patio. Upstairs, three generously sized bedrooms with new vinyl windows provide ample natural light, complemented by a 4-piece bathroom. Additional highlights include brand-new vinyl windows and patio door for improved energy efficiency, an unfinished basement with potential for expansion, and low condo fees, making it perfect for first-time buyers or investors. This home seamlessly blends comfort, style, and functionality.**

Inclusions:
Property Listed By: **N/A**
RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



