



THE
A-TEAM

**RE/MAX
FIRST**

919 38 Street #305, Calgary T2A 6E1

MLS®#: **A2196912**

Area: **Marlborough**

Listing Date: **02/25/25**

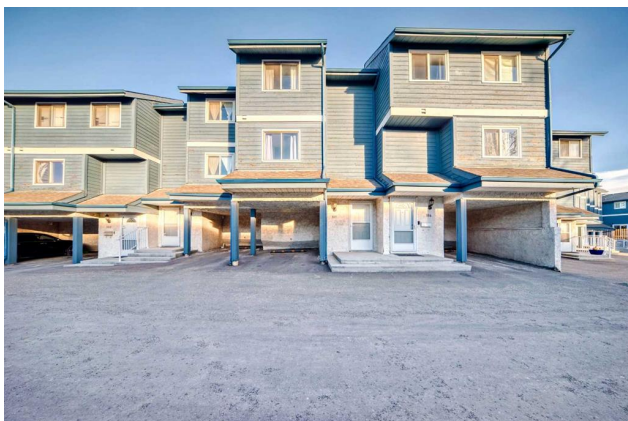
List Price: **\$288,888**

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: **1,017**
Low Sqft:
Ttl Sqft: **1,017**

DOM

0

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **4 Level Split**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space**
Park Feat: **Covered,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home,See Remarks,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	9`11" x 7`5"
Living Room	Lower	17`3" x 12`1"
Entrance	Lower	7`0" x 5`1"
4pc Bathroom	Upper	6`5" x 8`0"
Walk-In Closet	Upper	7`0" x 4`8"

Room	Level	Dimensions
Dining Room	Main	10`0" x 7`6"
Other	Lower	15`6" x 19`3"
Bedroom	Upper	9`11" x 11`11"
Bedroom - Primary	Upper	9`11" x 13`2"
Furnace/Utility Room	Basement	17`4" x 11`7"

Legal/Tax/Financial

Condo Fee:
\$348

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **8110472**

Remarks

Pub Rmks: **Affordable 4-Level Split Townhome in Marlborough - Great Value & Location! Welcome to this spacious and affordable 4-level split townhome in the very convenient community of Marlborough! Offering a functional layout with plenty of living space and a total finished area of 1,017.2 square feet, this home is perfect for first-time buyers, investors, or those looking for an affordable way to own in Calgary. Step inside to the first level entrance, leading up to the bright and inviting living room with high ceiling. From here, step out onto your private deck—perfect for morning coffee or evening relaxation. The third level features a kitchen and dining area, offering plenty of space for family meals and gatherings. Upstairs, you'll find two good sized bedrooms, a full 4-piece bathroom, and a walk-in closet in the primary bedroom for extra storage. The laundry area is located at the unfinished basement, waiting for your customization. Located in Marlborough, one of Northeast Calgary's most convenient communities, this home is just minutes from schools, parks, playgrounds, and shopping malls. With easy access to transit, major roadways (including 16th Ave & Stoney Trail), and downtown Calgary, commuting is a breeze! This is an incredible opportunity to own a home at an unbeatable price—why rent when you can own? Book your viewing today!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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





