



GRASSROOTS
REALTY GROUP

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212 Georgian Villas NE
Calgary, Alberta

MLS # A2265583



\$355,000

Division:	Marlborough Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,170 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island

Water:	Public
Sewer:	Public Sewer
Condo Fee:	\$ 406
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: n/a

Welcome to this beautifully updated 3-bedroom, 1.5-bathroom townhome located in the heart of Marlborough Park! Step inside to find a stunning kitchen featuring granite countertops, sleek black stainless steel appliances, crisp white cabinetry, a stylish stone backsplash, and bright modern lighting. The open-concept living and dining area offers new vinyl plank flooring and plenty of room for entertaining, while the south-facing patio doors fill the space with natural light. A chic half bath completes the main floor. Upstairs, you'll find a spacious primary bedroom with dual closets, two additional bedrooms—and a beautifully renovated 3-piece bathroom with tile accents and a contemporary vanity. The finished lower level provides a versatile bonus area—perfect for a media room, home gym, or kids' playroom. Enjoy sunny days in the south-facing backyard, ideal for barbecues and gatherings, with direct access to a peaceful green space. This home also comes with two assigned parking stalls right at the front door. Don't miss your chance to own this move-in-ready townhome in a fantastic central location!