



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

429 Georgian Villas NE
Calgary, Alberta

MLS # A2270601



\$319,000

Division:	Marlborough Park		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,028 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall, Titled		
Lot Size:	0.00 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Central, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 378
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		
Inclusions:	N/A		

Welcome to this fully renovated townhouse tucked away in the vibrant Marlborough Park community. Boasting 2 bedrooms and 1.5 bath this stunning home features brand-new flooring contemporary lighting, sleek updated plumbing fixtures and fresh paint throughout you can move in and relax right away. Imagine cooking and entertaining in the upgraded space, then winding down on your main floor or retreating to a serene upper-level bedroom. With the half bath on the main and full bath upstairs, it's smartly laid-out for both functionality and comfort. Location is a true standout. You're walking distance to excellent schools like Roland Michener School and St. Martha School. Also, easy access to the highway 1, Marlborough C-Train Station offering rapid transit into downtown, and a host of amenities nearby including shopping, dining and parks. The community vibe is friendly and active thanks to the local association and park-based facilities. Whether you're a first-time buyer, downsizer or investor, this one checks the boxes: stylish renovations, low maintenance living, and a prime location. Hurry - homes like this in Marlborough Park don't last long.