

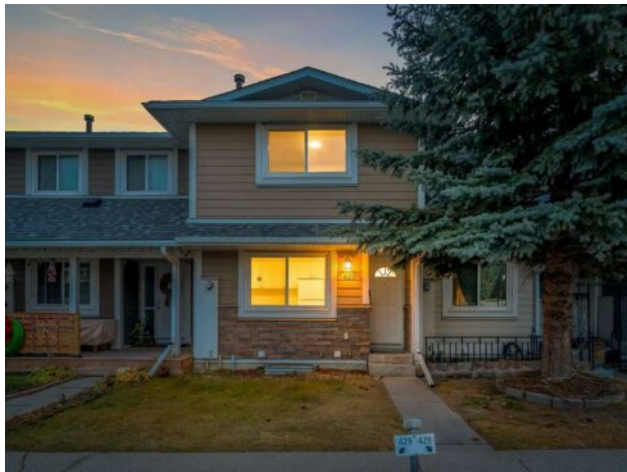


GRASSROOTS
REALTY GROUP

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

429 Georgian Villas NE
Calgary, Alberta

MLS # A2277748



\$308,000

Division:	Marlborough Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,028 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, 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, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Storage		

Inclusions: N/A

Welcome to this fully renovated townhouse, perfectly tucked away in the vibrant and family-friendly community of Marlborough Park. This stylish home offers 2 spacious bedrooms and 1.5 bathrooms, featuring brand-new flooring, modern lighting, updated plumbing fixtures, and fresh paint throughout-truly move-in ready. The functional layout is ideal for everyday living and entertaining, with a bright main floor, convenient half bath, and comfortable upper-level bedrooms served by a full bathroom. Whether you're cooking, hosting, or unwinding at the end of the day, this home delivers both comfort and practicality. Location is a major highlight. Enjoy walking distance to excellent schools such as Roland Michener School and St. Martha School, quick access to Highway 1, and easy commuting via Marlborough C-Train Station with rapid transit to downtown. Shopping, dining, parks, and everyday amenities are all close by, while the community offers a welcoming atmosphere with active local associations and green spaces. Perfect for first-time buyers, downsizers, or investors, this home checks all the boxes—modern renovations, low-maintenance living, and an unbeatable location. Don't miss out—homes like this in Marlborough Park don't last long!