



**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!