



GRASSROOTS
REALTY GROUP

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212 Georgian Villas NE
Calgary, Alberta

MLS # A2280948



\$308,000

| | | | |
|------------------|------------------------------|---------------|-------------------|
| Division: | Marlborough Park | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,170 sq.ft. | Age: | 1978 (48 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 | Water: | Public |
| Floors: | Carpet, Vinyl Plank | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 417 |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | M-C1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Kitchen Island | | |

Inclusions: none

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 with plenty of room for entertaining, while the south-facing patio doors fill the space with natural light. This location is next to marlbrough park and 3 schools. 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!