



**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 marlborough 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!