



319 Georgian Villas NE
Calgary, Alberta

MLS # A2305219



\$269,000

Division:	Marlborough Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,000 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 389
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Counter top dishwasher

Welcome to this well-maintained 2-bedroom townhome in the established community of Marlborough Park—offering a great blend of comfort, functionality, and convenience. With easy access to major roadways, commuting around the city is simple whether you're heading downtown or across Calgary. Inside, the home features a practical and inviting layout with a bright living area that flows into the dining space, perfect for both everyday living and hosting guests. The kitchen offers ample storage and workspace, making meal preparation easy and efficient. Upstairs, you'll find two well-sized bedrooms along with a full bathroom, while a convenient half bath on the main floor adds extra functionality for guests. Step outside to your fully fenced yard—an ideal space for relaxing, gardening, or enjoying summer evenings in privacy. The home also includes an upgraded high-efficiency furnace, helping to keep utility costs down while maintaining year-round comfort. Whether you're a first-time buyer, downsizing, or looking for a solid investment opportunity, this townhome delivers excellent value in a family-friendly neighborhood close to parks, schools, shopping, and transit. To view this unit simply contact your favourite agent!