

# \$369,900 - 413 Georgian Villas Ne, Calgary

MLS® #A2230874

## \$369,900

3 Bedroom, 3.00 Bathroom, 1,170 sqft

Residential on 0.00 Acres

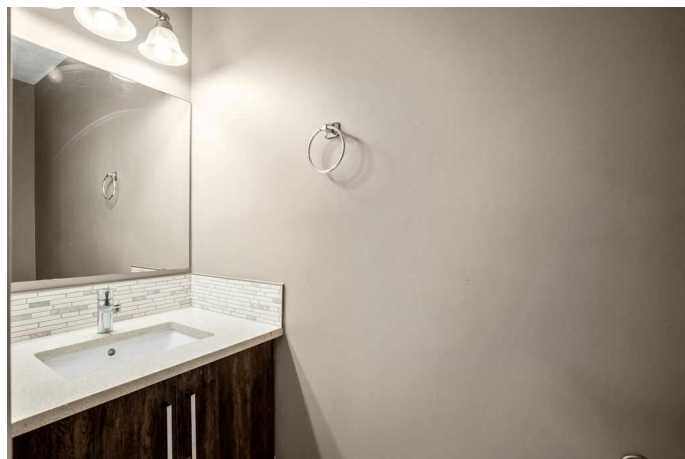
Marlborough Park, Calgary, Alberta

Beautifully updated townhome offers 3 bedrooms, 2.5 baths, 2 parking stalls, and a private/fenced South-facing back yard. Premium updates include quartz countertops throughout, tile backsplash, bright kitchen with lots of cabinet space, stainless appliances, This spacious townhouse features an open concept main floor with a large L-shaped Living and Dining Room combination as well as a large eat-in kitchen. A 2 pc powder room is conveniently located on the main floor. Upstairs you will find the huge primary bedroom with double his and her's closets, 2 other bedrooms, and a 4 pc bathroom. The lower level features a large family room, a 3 pc bathroom, and a large unfinished area for mechanical / storage / laundry. Georgian Village is a very well managed townhome complex with low condo fees, close to great amenities and schools.

Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2230874  |
| Price          | \$369,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,170     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 1978          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 413 Georgian Villas Ne |
| Subdivision | Marlborough Park       |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2A 7E3                |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 2               |
| Parking        | Stall           |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Other           |
| Lot Description   | Other           |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 55              |
| Zoning         | M-C1            |

**Listing Details**

Listing Office                      Park Real Estate Associates Inc.

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.