

6 Georgian Villas NE
Calgary, Alberta

MLS # A2200744



\$370,000

Division:	Marlborough Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,186 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 391
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: none

Welcome to Georgian Village in the mature Community of Marlborough Park. This 2-storey townhome offers over 1,730 sq ft of developed living space, featuring 3 bedrooms and 2.5 bathrooms. The main floor includes an open concept living area, a bright kitchen, and a convenient half bathroom. Upstairs, you will find a spacious primary bedroom, two additional bedrooms, and a well-appointed 4-piece bathroom. The fully finished basement provides an additional living room, laundry room, storage, and a 3-piece bathroom. This home backs onto a beautiful park, offering privacy and tranquility, perfect for hosting a BBQ with family and friends. Enjoy two designated parking spaces right in front of your home. Located close to schools, public transportation, shopping, and the community centre, this townhome is also steps away from street parking, convenient for additional visitors. Don't miss this terrific opportunity—book your showing today!