

\$315,000 - 328 Georgian Villas Ne, Calgary

MLS® #A2092246

\$315,000

3 Bedroom, 2.00 Bathroom, 1,065 sqft

Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

Open House Saturday Nov 11th from 1-3pm Tucked away in Georgian Villas is this over 1000 square foot, move-in-ready townhouse which stands as an epitome of modern living and sophisticated comfort. Very close to schools, playground, parks and shopping This magnificent home hosts 3 generously sized bedrooms and 1.5 updated bathrooms, effortlessly marrying functionality with aesthetics. The vibrant energy of abundant natural light permeates each room, highlighting the freshly painted walls and pristine flooring. The step into the heart of this home, the kitchen, which shines with stainless steel appliances and luxurious quartz countertops. Fridge comes with water. No more bottled water! The thoughtfully updated layout ensures your culinary adventures are both effortless and enjoyable. There is an abundant of storage in the kitchen so that everything can be neatly put away. Adjacent to the kitchen, a convenient powder room Move on to the dining room and the huge living room perfect for family time and entertaining guests. This opens out with a double patio door to the low maintenance deck well shaded by a gorgeous pine tree. Completely private with it's own fence and gate. This serene outdoor space is your own personal retreat, perfect for peaceful morning meditations or late afternoon unwinding's.

The location of this townhouse truly enhances its appeal. In its proximity are schools, shopping centers, and playgrounds, bringing



the ease of urban living right to your doorstep. Despite its convenience, the property does not compromise on tranquility, offering a serene view for those moments of quiet reflection or relaxation. Basement is unfinished ready for your personal touch or as the perfect place for the kids to run around during the winter months. It also houses the brand new laundry machines. All of these elements, coupled with recent updates to the kitchen, bathrooms, flooring, appliances, and plumbing, make this townhouse a dream come true. It's not just a house, it's a lifestyle, a community, and most importantly, a place for your new beginnings.

Built in 1978

Essential Information

MLS® #	A2092246
Price	\$315,000
Sold Price	\$345,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,065
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	328 Georgian Villas Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7E2

Amenities

Amenities	Parking, Trash
Parking Spaces	2
Parking	Stall

Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Dryer, Electric Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Recta
Roof	Asphalt Shingle
Construction	Shingle Siding, Vinyl Siding
Foundation	Poured Concrete



Additional Information

Date Listed	November 8th, 2023
Date Sold	November 17th, 2023
Days on Market	8
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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