

\$399,000 - 111 Georgian Villas Ne, Calgary

MLS® #A2123723

\$399,000

4 Bedroom, 2.00 Bathroom, 1,176 sqft

Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

BACK ON THE MARKET !!! Welcome to this professionally renovated two- story townhouse nestled in the heart of Marlborough Park! This residence provides an outstanding living experience, featuring numerous value-added upgrades across its 1741 sq. ft. spanning three levels. Inside, a charming layout awaits with **THREE BEDROOMS**. As you step into the main floor, you'll be greeted by a cozy living area adorned with **BRAND NEW CLASSIC VINYL PLANK FLOORING** and abundant natural light. The dining and kitchen spaces exude modern sophistication with **BRAND NEW HIGH GLOSS WHITE CABINETS, BRAND NEW STAINLESS STEEL KITCHEN APPLIANCES, UPGRADED BATHROOMS , UPSTAIRS AND BASEMENT WITH BRAND NEW CARPET FLOORING.** "Updated roof completed in September 2023." This townhome is ready to move -in and eagerly awaits its new owner!

The basement offers a bright and spacious family room, perfect for gatherings or relaxed movie nights, along with ample storage space. Step outside to the fenced private backyard oasis, ideal for unwinding, hosting BBQs, or children's play.

Conveniently situated within walking distance of schools, shopping, a community center, playgrounds, and transit, this home presents a remarkable opportunity for a young family.

Plus, having **TWO PARKING SPOTS WITH PLUG IN** for both family and friends.

It truly stands out. Don't miss out! Schedule



your private viewing today and seize this opportunity before it slips away!

Built in 1978

Essential Information

MLS® #	A2123723
Price	\$399,000
Sold Price	\$399,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,176
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	111 Georgian Villas Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7C3

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Assigned, Front Drive, See Remarks, Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Level
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2024
Date Sold	June 2nd, 2024
Days on Market	32
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	URBAN-REALTY.ca
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