

\$380,000 - 55 Georgian Villas Ne, Calgary

MLS® #A2136969

\$380,000

3 Bedroom, 2.00 Bathroom, 1,135 sqft

Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

OPEN HOUSE on SAT. JUNE 15th 1-4pm. Welcome to 55 Georgian Villas. This newly renovated home of over 1100sqft, is a true turnkey townhouse which stands in the well managed complex of Georgian Villa. Very close to schools, playground, parks and shopping This magnificent home hosts 3 generously sized bedrooms and 1.5 bathrooms. The vibrant energy of abundant natural light permeates each room, highlighting the freshly painted walls and pristine flooring. The step into the beautifully renovated the kitchen, which is complete with luxurious quartz countertops. The thoughtfully updated layout ensures your culinary adventures are both effortless and enjoyable. To the left of the kitchen, a convenient powder room is well located. 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 backyard. 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. Upstairs you have a huge primary bedroom with a very big closet. There are 2 other good-sized bedrooms and a 4-piece bathroom that complete this level. The location of this townhouse truly enhances its appeal. Walkable distance to 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. Already has shelves in place to help store all your Storable in an arranged way. The basement also houses the laundry machines. This will definitely be gone quickly. Call your favorite realtor today!

Built in 1978

Essential Information

MLS® #	A2136969
Price	\$380,000
Sold Price	\$377,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,135
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	55 Georgian Villas Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7C2

Amenities

Amenities	Snow Removal, Trash
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Parking Spaces	2
Parking	Stall

Interior

Interior Features	Quartz Counters
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Cleared, Few Trees, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2024
Date Sold	June 27th, 2024
Days on Market	27
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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