

# \$399,000 - 312 Georgian Villas Ne, Calgary

MLS® #A2204476

**\$399,000**

3 Bedroom, 2.00 Bathroom, 1,138 sqft  
Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

End unit 2-storey, 3-bedroom, 2-bathroom townhome in Marlborough Park. The main floor includes a spacious living room, dining area, and a kitchen with ample built-in cabinets. Upstairs features the primary bedroom, two additional bedrooms, and a 4-piece bathroom. The basement offers a recreation/game room and a laundry room with extra storage. The backyard is ideal for a small garden, barbecues, and entertaining. Book your private viewing today!

Built in 1978

## Essential Information

MLS® #	A2204476
Price	\$399,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,138
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address 312 Georgian Villas Ne



Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7E2

### **Amenities**

Amenities	Park, Parking, Playground
Parking Spaces	2
Parking	Assigned, Front Drive, Off Street

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers
Appliances	Dishwasher, Dryer, Electric Range, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Playground, Private Yard
Lot Description	Back Yard, Landscaped, Level
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	20
Zoning	M-C1

### **Listing Details**

Listing Office	URBAN-REALTY.ca
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