

# \$369,500 - 62 Georgian Villas Ne, Calgary

MLS® #A2170832

**\$369,500**

3 Bedroom, 2.00 Bathroom, 1,218 sqft  
Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

Back on market because buyer did not get Mortgage approval .CORNER UNIT. NO CARPETS IN LIVING AREA AND BEDROOMS. BACK ONTO PARK. SCHOOL AT WALKING DISTANCE.

Welcome to newly renovated Corner unit of over 1100 Square /feet, its is a true turnkey townhouse which stands in the well managed complex of Georgian Villa. Perfect for first-time home buyers and investors. This recently updated property features beautifully renovated kitchen. The thoughtfully updated layout ensures your culinary adventures are both effortless and enjoyable. Move on to the dining room and the huge living room perfect for family time and entertaining guests . There is single washroom at main level. It offer 3 bedrooms and a well-appointed 4-piece bathroom on the second level. The basement remains unfinished, offering a blank canvas for your creativity to transform it into your perfect space. It includes two designated parking spaces. Laundry is in the basement. Walkable distance to schools, shopping centers ,playgrounds and public transportation. Contact your favorite agent for a showing today.

Built in 1978

## Essential Information



MLS® #	A2170832
Price	\$369,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,218
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	62 Georgian Villas Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A7C5

### **Amenities**

Amenities	Laundry, Parking, Park
Parking Spaces	2
Parking	Assigned, Outside, Side By Side, Stall

### **Interior**

Interior Features	Vinyl Windows, No Animal Home, No Smoking Home
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Stove
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard, Balcony, Playground
Lot Description	Back Yard, Low Maintenance Landscape, Corner Lot, Level

Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 4th, 2024
Days on Market	180
Zoning	M-C1

### **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.