

# \$370,000 - 6 Georgian Villas Ne, Calgary

MLS® #A2200744

## \$370,000

3 Bedroom, 3.00 Bathroom, 1,186 sqft  
Residential on 0.00 Acres

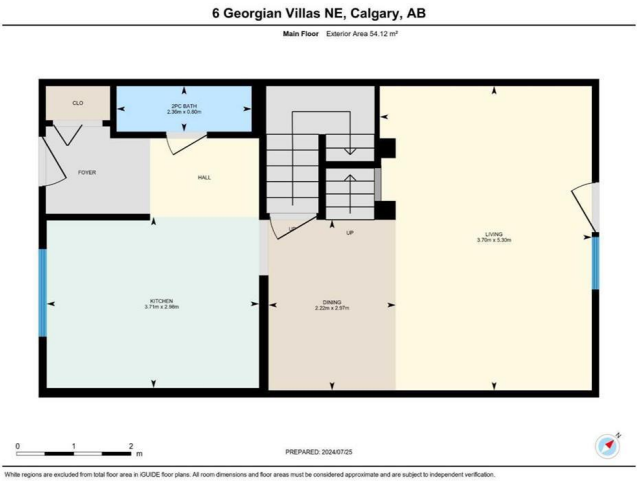
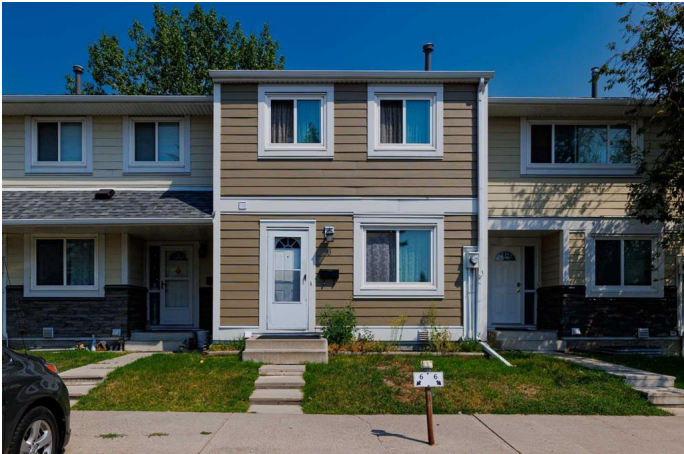
Marlborough Park, Calgary, Alberta

Welcome to Georgian Village in the mature Community of Marlborough Park. This 2-storey townhome offers over 1,730 sq ft of developed living space, featuring 3 bedrooms and 2.5 bathrooms. The main floor includes an open concept living area, a bright kitchen, and a convenient half bathroom. Upstairs, you will find a spacious primary bedroom, two additional bedrooms, and a well-appointed 4-piece bathroom. The fully finished basement provides an additional living room, laundry room, storage, and a 3-piece bathroom. This home backs onto a beautiful park, offering privacy and tranquility, perfect for hosting a BBQ with family and friends. Enjoy two designated parking spaces right in front of your home. Located close to schools, public transportation, shopping, and the community centre, this townhome is also steps away from street parking, convenient for additional visitors. Donâ€™t miss this terrific opportunityâ€”book your showing today!

Built in 1978

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2200744  |
| Price      | \$370,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,186         |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6 Georgian Villas Ne |
| Subdivision | Marlborough Park     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2A 7C4              |

### Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Park, Parking, Playground |
| Parking Spaces | 2                         |
| Parking        | Assigned, Stall           |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full                                                                        |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Private Yard                                               |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, Level |
| Roof              | Asphalt Shingle                                            |
| Construction      | Wood Frame, Wood Siding                                    |
| Foundation        | Poured Concrete                                            |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 12th, 2025 |
|-------------|------------------|

|                |      |
|----------------|------|
| Days on Market | 37   |
| Zoning         | M-C1 |

## **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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