

# \$374,900 - 413 Georgian Villas Ne, Calgary

MLS® #A2230874

## \$374,900

3 Bedroom, 3.00 Bathroom, 1,170 sqft  
Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

Beautifully updated townhome offers 3 bedrooms, 2.5 baths, 2 parking stalls, and a private/fenced South-facing back yard. Premium updates include quartz countertops throughout, tile backsplash, bright kitchen with lots of cabinet space, stainless appliances, This spacious townhouse features an open concept main floor with a large L-shaped Living and Dining Room combination as well as a large eat-in kitchen. A 2 pc powder room is conveniently located on the main floor. Upstairs you will find the huge primary bedroom with double his and her's closets, 2 other bedrooms, and a 4 pc bathroom. The lower level features a large family room, a 3 pc bathroom, and a large unfinished area for mechanical / storage / laundry. Georgian Village is a very well managed townhome complex with low condo fees, close to great amenities and schools.

Built in 1978

## Essential Information

MLS® #	A2230874
Price	\$374,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,170
Acres	0.00



Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	413 Georgian Villas Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7E3

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Stall

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 13th, 2025
Days on Market	20
Zoning	M-C1

**Listing Details**

Listing Office                      Park Real Estate Associates Inc.

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