

# \$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	60
Zoning	M-C1

## Listing Details

Listing Office	URBAN-REALTY.ca
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.