

# \$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 | 44               |
| Zoning         | M-C1             |

## Listing Details

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

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