



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

383 Georgian Villas NE
Calgary, Alberta

MLS # A2333692



\$319,900

Division:	Marlborough Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,138 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Front Yard, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 408
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: none

Welcome to this beautifully updated 2-storey townhouse located in the desirable neighborhood of Marlborough Park. As you step inside, the main level greets you with a bright, spacious living room that flows seamlessly into the dedicated dining area, ideal for family meals or entertaining guests. The fully renovated kitchen serves as a true focal point, featuring brand-new cabinetry, sleek countertops, a stylish backsplash, and a functional dual-sink setup. A convenient 2-piece bathroom completes the main floor. Moving upstairs, you will find 3 generous bedrooms along with a fully renovated four-piece bathroom that brings a fresh, modern touch to your daily routine. The lower level offers an unfinished basement providing abundant storage potential alongside a dedicated laundry area ready for your setup. The exterior of the complex has undergone extensive updates, boasting low-maintenance Hardie board siding, new energy-efficient vinyl windows, and updated eaves, soffit, and fascia for maximum curb appeal and peace of mind. Right outside your front door, you will enjoy two assigned parking stalls equipped with plug-ins to keep your vehicles warm during winter months. Situated just moments away from local shopping, schools, public transit, and parks, this move-in-ready home offers the ideal combination of modern updates, comfort, and everyday convenience. Call today for your personal viewing.