



GRASSROOTS
REALTY GROUP

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315 Georgian Villas NE
Calgary, Alberta

MLS # A2334322



\$319,900

Division:	Marlborough Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,170 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air
Floors:	Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 428
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: N/A

Positioned at the end of the row and surrounded by mature trees and open common green space, 315 Georgian Villas NE enjoys an inviting setting within the complex. This move-in-ready townhouse offers three bedrooms, 1.5 bathrooms and over 1,400 sq. ft. of finished living space, along with two assigned parking stalls directly out front. Fresh paint throughout the main and upper levels provides a clean backdrop, complemented by a mix of laminate and LVP flooring. From the newly renovated kitchen, the layout moves naturally through the dining area and into a generous living room. Recently replaced windows bring in plenty of natural light, while the glass-panelled rear door opens directly to an exclusive-use fenced yard with a paver patio. A two-piece bathroom is conveniently tucked off the main living area. Upstairs is dedicated to the home's three bedrooms. The spacious primary includes two separate closets, while the additional rooms are well suited for children, guests or a home office. A renovated four-piece bathroom completes the upper floor. The developed basement extends the living space with a comfortable family or recreation room. A decorative panelled ceiling and recessed lighting give the room its own character, creating an inviting setting for movie nights, hobbies or play. The adjoining unfinished area keeps the laundry and mechanical systems separate while leaving ample room for storage. A gate from the yard connects directly with the pathways and green spaces woven throughout the complex. Marlborough Park and the Marlborough Park Community Association are nearby, while Village Square Leisure Centre, Trans Canada Centre, Marlborough Mall and Sunridge Mall are all within easy reach. Convenient access to major routes keeps the rest of the city readily accessible.

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