



GRASSROOTS
REALTY GROUP

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429 Georgian Villas NE
Calgary, Alberta

MLS # A2334684



\$264,900

Division:	Marlborough Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,028 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn		

Heating:	Central, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 389
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this beautifully renovated townhouse nestled in the vibrant, family-friendly community of Marlborough Park. Move-in ready and thoughtfully updated from top to bottom, this stylish home offers 2 spacious bedrooms, 1.5 bathrooms, brand-new flooring, modern lighting, updated plumbing fixtures, and fresh paint throughout. The bright and functional main floor is designed for comfortable everyday living and effortless entertaining. A convenient half bath adds practicality, while the upper level features two generous bedrooms and a full bathroom, creating a comfortable retreat for family members or guests. The location is exceptional. Enjoy walking distance to Roland Michener School and St. Martha School, quick access to Highway 1, and an easy commute via the nearby Marlborough C-Train Station, offering direct access to downtown Calgary. Shopping, restaurants, parks, playgrounds, and everyday amenities are all just minutes away, while the welcoming community offers plenty of green space and an active neighbourhood association. Whether you're a first-time home buyer, looking to downsize, or searching for a smart investment opportunity, this home offers the perfect combination of modern updates, low-maintenance living, and outstanding convenience. Don't miss your chance to own this beautifully updated townhouse in one of northeast Calgary's most established community.