

**429 Georgian Villas NE  
Calgary, Alberta**
**MLS # A2277748**

**\$308,000**
**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:** Assigned, Stall

**Lot Size:** -

**Lot Feat:** Back Yard, Backs on to Park/Green Space

**Heating:** Central, Natural Gas

**Water:** -

**Floors:** Laminate, Vinyl

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 378

**Basement:** Full

**LLD:** -

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Zoning:** M-C1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Laminate Counters, Open Floorplan, Storage

**Inclusions:** N/A

Welcome to this fully renovated townhouse, perfectly tucked away in the vibrant and family-friendly community of Marlborough Park. This stylish home offers 2 spacious bedrooms and 1.5 bathrooms, featuring brand-new flooring, modern lighting, updated plumbing fixtures, and fresh paint throughout—truly move-in ready. The functional layout is ideal for everyday living and entertaining, with a bright main floor, convenient half bath, and comfortable upper-level bedrooms served by a full bathroom. Whether you're cooking, hosting, or unwinding at the end of the day, this home delivers both comfort and practicality. Location is a major highlight. Enjoy walking distance to excellent schools such as Roland Michener School and St. Martha School, quick access to Highway 1, and easy commuting via Marlborough C-Train Station with rapid transit to downtown. Shopping, dining, parks, and everyday amenities are all close by, while the community offers a welcoming atmosphere with active local associations and green spaces. Perfect for first-time buyers, downsizers, or investors, this home checks all the boxes—modern renovations, low-maintenance living, and an unbeatable location. Don't miss out—homes like this in Marlborough Park don't last long!