

312 Georgian Villas NE  
Calgary, Alberta

MLS # A2204476



**\$389,900**

Division:	Marlborough Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,138 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Front Drive, Off Street		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 397
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers		

Inclusions: N/A

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!