

# \$355,000 - 212 Georgian Villas Ne, Calgary

MLS® #A2265583

**\$355,000**

3 Bedroom, 2.00 Bathroom, 1,170 sqft

Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

Welcome to this beautifully updated 3-bedroom, 1.5-bathroom townhome located in the heart of Marlborough Park! Step inside to find a stunning kitchen featuring granite countertops, sleek black stainless steel appliances, crisp white cabinetry, a stylish stone backsplash, and bright modern lighting. The open-concept living and dining area with plenty of room for entertaining, while the south-facing patio doors fill the space with natural light.

A chic half bath completes the main floor. Upstairs, you'll find a spacious primary bedroom with dual closets, two additional bedrooms and a beautifully renovated 3-piece bathroom with tile accents and a contemporary vanity.

The finished lower level provides a versatile bonus area—perfect for a media room, home gym, or kids' playroom. Enjoy sunny days in the south-facing backyard, ideal for barbecues and gatherings, with direct access to a peaceful green space.

This home also comes with two assigned parking stalls right at the front door. Don't miss your chance to own this move-in-ready townhome in a fantastic central location!

Built in 1978

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2265583      |
| Price          | \$355,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,170         |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 212 Georgian Villas Ne |
| Subdivision | Marlborough Park       |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | t2a7c9                 |

### Amenities

|                |                       |
|----------------|-----------------------|
| Amenities      | Parking, Snow Removal |
| Parking Spaces | 2                     |
| Parking        | Stall, Assigned       |

### Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator |
| Heating           | Forced Air                                                  |
| Cooling           | None                                                        |
| # of Stories      | 2                                                           |
| Has Basement      | Yes                                                         |
| Basement          | Full                                                        |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Private Yard                 |
| Lot Description   | Backs on to Park/Green Space |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 19th, 2025 |
| Days on Market | 16                 |
| Zoning         | M-C1               |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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