

# \$374,900 - 413 Georgian Villas Ne, Calgary

MLS® #A2230874

## \$374,900

3 Bedroom, 3.00 Bathroom, 1,170 sqft  
Residential on 0.00 Acres

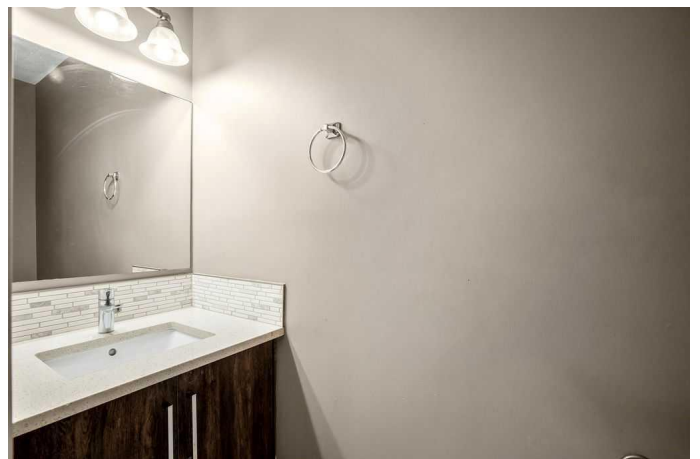
Marlborough Park, Calgary, Alberta

Beautifully updated townhome offers 3 bedrooms, 2.5 baths, 2 parking stalls, and a private/fenced South-facing back yard. Premium updates include quartz countertops throughout, tile backsplash, bright kitchen with lots of cabinet space, stainless appliances, This spacious townhouse features an open concept main floor with a large L-shaped Living and Dining Room combination as well as a large eat-in kitchen. A 2 pc powder room is conveniently located on the main floor. Upstairs you will find the huge primary bedroom with double his and her's closets, 2 other bedrooms, and a 4 pc bathroom. The lower level features a large family room, a 3 pc bathroom, and a large unfinished area for mechanical / storage / laundry. Georgian Village is a very well managed townhome complex with low condo fees, close to great amenities and schools.

Built in 1978

### Essential Information

MLS® #	A2230874
Price	\$374,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
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	413 Georgian Villas Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7E3

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Stall

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 13th, 2025
Days on Market	32
Zoning	M-C1

**Listing Details**

Listing Office                      Park Real Estate Associates Inc.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.