

# \$370,000 - 6 Georgian Villas Ne, Calgary

MLS® #A2200744

**\$370,000**

3 Bedroom, 3.00 Bathroom, 1,186 sqft  
Residential on 0.00 Acres

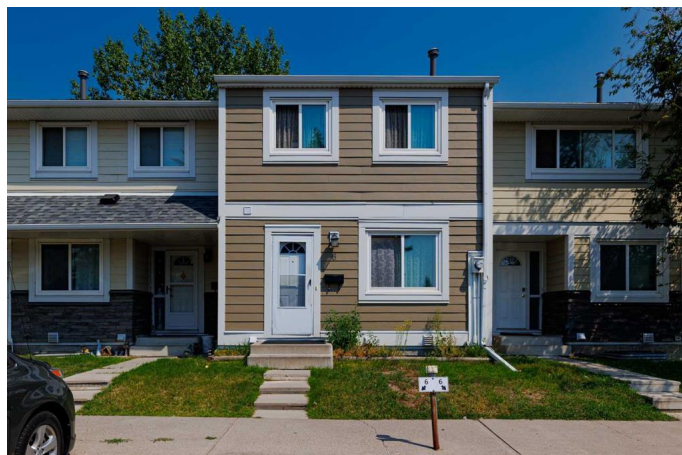
Marlborough Park, Calgary, Alberta

Welcome to Georgian Village in the mature Community of Marlborough Park. This 2-storey townhome offers over 1,730 sq ft of developed living space, featuring 3 bedrooms and 2.5 bathrooms. The main floor includes an open concept living area, a bright kitchen, and a convenient half bathroom. Upstairs, you will find a spacious primary bedroom, two additional bedrooms, and a well-appointed 4-piece bathroom. The fully finished basement provides an additional living room, laundry room, storage, and a 3-piece bathroom. This home backs onto a beautiful park, offering privacy and tranquility, perfect for hosting a BBQ with family and friends. Enjoy two designated parking spaces right in front of your home. Located close to schools, public transportation, shopping, and the community centre, this townhome is also steps away from street parking, convenient for additional visitors. Don't miss this terrific opportunity! book your showing today!

Built in 1978

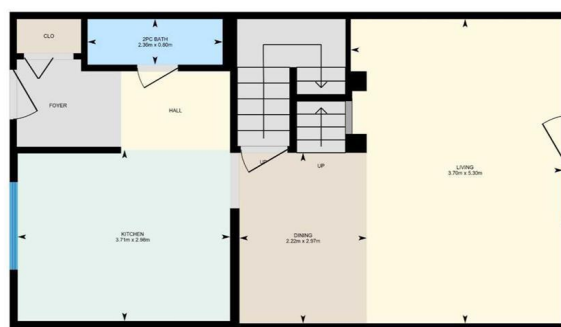
## Essential Information

MLS® #	A2200744
Price	\$370,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1



6 Georgian Villas NE, Calgary, AB

Main Floor Exterior Area 54.12 m<sup>2</sup>



0 1 2 m

PREPARED: 2024/07/25

White regions are excluded from total floor area in CLUZCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Square Footage	1,186
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	6 Georgian Villas Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7C4

### **Amenities**

Amenities	Park, Parking, Playground
Parking Spaces	2
Parking	Assigned, Stall

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, Level
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 12th, 2025
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Days on Market 27  
Zoning M-C1

### **Listing Details**

Listing Office Century 21 Bravo Realty

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