

780-380-6207
meghan@meghanrobinson.net

413 Georgian Villas NE
Calgary, Alberta

MLS # A2230874



\$374,900

Division:	Marlborough Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,170 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 406
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

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.