

# \$345,000 - 57 Georgian Villas Ne, Calgary

MLS® #A2248347

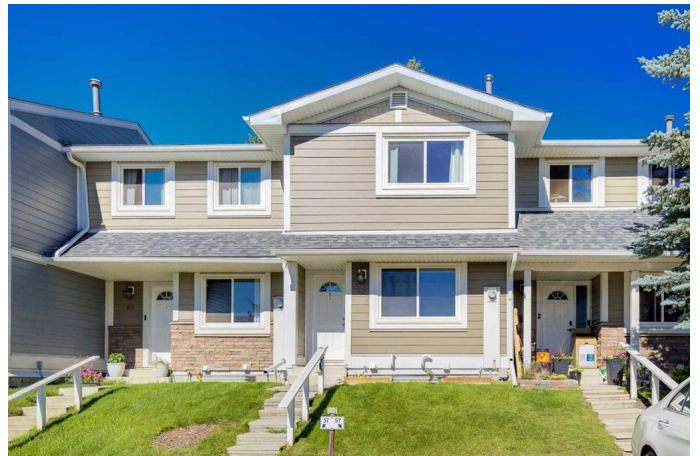
**\$345,000**

2 Bedroom, 2.00 Bathroom, 1,037 sqft

Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

**\*OPEN HOUSE AUG 24. 11-1pm\*** Welcome to this beautifully updated townhouse, where modern comfort meets an incredible community lifestyle. This home features two very large bedrooms and 1.5 bathrooms, perfect for a young family, professional couple, or anyone looking for a comfortable space. The heart of the home is the bright and inviting kitchen, complete with modern white cabinets and stylish wood countertops. You'll stay cozy year-round with the brand-new furnace. Step outside to your private backyard with a spacious deck, which backs onto a small green space—the perfect spot for morning coffee or evening gatherings. Convenience is key with two assigned parking stalls included. One of the biggest features of this home is its unbeatable location. You are steps away from the incredible Big Marlborough Park, where you can enjoy disc golf, walking paths, baseball diamonds, soccer fields, and even an ice skating rink in the winter. The Marlborough Park Community Association is also right at your doorstep, offering programs and events for all ages. Over the years, the complex has seen numerous upgrades, including durable composite siding, new windows, and, more recently, new roof shingles, ensuring peace of mind for years to come. For families, the proximity to schools like Roland Michener School, St. Martha School, and Dr. Gladys McKelvie Egbert School is a huge bonus. You're also just a short trip away from Marlborough Mall for all your shopping, dining,



and entertainment needs. Commuting is a breeze with easy access to Stoney Trail, 16 Avenue, and nearby bus routes, making your trip downtown quick and simple. This townhouse isn't just a place to live, it's a lifestyle. With its modern updates, ample space, and an unbeatable location in a friendly and vibrant community, this is the one youâ€™ve been waiting for.

Built in 1978

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2248347      |
| Price          | \$345,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,037         |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 57 Georgian Villas Ne |
| Subdivision | Marlborough Park      |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2A 7C2               |

**Amenities**

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

## Interior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Interior Features | Wood Counters                                                   |
| Appliances        | Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                         |
| Cooling           | None                                                            |
| Has Basement      | Yes                                                             |
| Basement          | Full, Unfinished                                                |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Yard                   |
| Lot Description   | Back Yard, Lawn, Level         |
| Roof              | Asphalt Shingle                |
| Construction      | Cement Fiber Board, Wood Frame |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 9                 |
| Zoning         | M-C1              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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