



# 417 Georgian Villas Calgary Alberta

\$354,900

Don't miss out on this impressive Two Storey Townhome. Pride of Ownership! You will appreciate the spacious design and many upgrades. The Living Room is ideal for comfortable family living. There is attractive engineered hardwood flooring, built-in display shelving and a garden door extending your living space to your own private backyard. The Kitchen was modernized with custom cabinets, granite counters and a breakfast bar. The quality appliances are included. There are two huge bedrooms on the upper level. Both rooms have large wardrobe closets and will accommodate oversize furniture. This home has two updated Bathrooms. The basement development is a bonus. It is used as a family games room, a quiet place for yoga exercises and overnight guests. The modern sliding barn door opens to the Laundry & Utility Room. There is lots of space for storage. This unit has two parking stalls right outside the front door. Excellent location! You will enjoy Georgian Village. It is a well managed complex. Pets are allowed with Board approval. Leave your car at home and walk to many community amenities. Close to transit, schools, shopping, playground and Marlborough Park Community Centre and park. Enjoy summer activities including disc golf & tennis or winter skating & tobogganing. Easy access to main roads. A pleasure to show! (id:6769)

Primary Bedroom 15.17 Ft x 11.83 Ft

Bedroom 12.75 Ft x 10.00 Ft

4pc Bathroom 8.33 Ft x 4.92 Ft

Family room 14.67 Ft x 13.50 Ft

Furnace 18.92 Ft x 15.58 Ft

Living room 15.25 Ft x 14.25 Ft

Kitchen 11.25 Ft x 9.00 Ft

2pc Bathroom 6.42 Ft x 3.00 Ft

Listing Presented By:



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