



## 61 Georgian Villas Calgary Alberta

\$344,900

**\*\*BACK ON MARKET DUE TO FINANCING \*\***[FIRST-HOME BUYER & INVESTOR ALERT! 2-STOREY | 3 BED | 1.5 BATH] Discover an exceptional opportunity located within the vibrant Marlborough Park community! This MOVE-IN-READY, NEWLY RENOVATED, and charming townhome caters to first-time homebuyers and savvy investors alike. Boasting 3 bedrooms, 1.5 baths, and 1,095 square feet, it showcases a remarkable blend of comfort and potential, accentuated by stylish vinyl plank flooring throughout. The living area, bathed in natural light, boasts a unique feature wall, adding character and charm to the space. But wait, there's more! Enjoy not just one, but 2 designated parking spaces conveniently situated right in front of the house! Doors from the living area lead to a pleasant path outside, creating seamless indoor-outdoor living. Its proximity to schools makes it an ideal choice for families, while easy access to public transportation ensures hassle-free commuting. Beyond its bright, cozy, and inviting ambiance, this townhome holds promising investment prospects. Whether you're seeking a valuable addition to your real estate portfolio or a new dwelling, this property is a must-see! Seize this outstanding opportunity without delay and contact your favourite Realtor(R) today for a showing! (id:6769)

2pc Bathroom 2.58 Ft x 7.50 Ft

Bedroom 8.42 Ft x 10.83 Ft

Bedroom 8.42 Ft x 9.67 Ft

4pc Bathroom 4.92 Ft x 7.08 Ft

Primary Bedroom 15.00 Ft x 12.25 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty



CIR

REALTY

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