



114 Georgian Villas Calgary Alberta

\$369,000

| 4 BEDS | 1.5 BATHS | 2 PARKING STALLS | BACKS ONTO PARK | CORNER UNIT | Welcome home! This 2-storey end unit townhome located in the community of Marlborough Park offers 4 bedrooms and 1.5 bathrooms. Pride of ownership shows throughout. The main floor features a nice open living area perfect for entertaining. The bright kitchen is complemented with quartz countertops, a stylish backsplash, and stainless steel appliances. A half bathroom completes the main level. Upstairs, you'll find a spacious primary bedroom, two additional bedrooms, and a 4-piece bathroom. The partially finished basement offers an additional spacious bedroom, perfect for a home office, guest room, or recreation space. This home boasts newer upgrades, including a high-efficiency furnace and a tankless hot water tank, ensuring comfort and energy savings. Outside, enjoy a well-manicured patio space that backs onto a park with trails. There are two assigned parking stalls right in front of the house for easy access. This home is located close to parks, schools, public transportation, shopping, the community centre, and more! Contact your favourite agent for a showing today! (id:6769)

2pc Bathroom 2.58 Ft x 7.75 Ft

Primary Bedroom 14.92 Ft x 12.08 Ft

4pc Bathroom 5.00 Ft x 6.83 Ft

Bedroom 8.42 Ft x 10.83 Ft

Bedroom 8.42 Ft x 9.92 Ft

Bedroom 16.25 Ft x 11.25 Ft

Listing Presented By:



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