



202 Georgian Villas Calgary Alberta

\$378,500

END UNIT WITH GOOD LAYOUT AND MINT CONDITION - BASEMENT RENOVATED, THREE FULL BATHROOMS. This well-designed end unit features THREE spacious bedrooms, a fully renovated basement with a large recreation room that can be converted into a bedroom with a larger window. The renovated basement truly makes this home stand out, offering extra space and versatility for your lifestyle. This home combines style and functionality with TWO convenient parking stalls right at the front of the unit. Laminate/vinyl flooring runs throughout all three levels, providing a modern look that is easy to maintain. Enjoy the added privacy and space that comes with an end unit, along with a fenced private yard and a well-kept interlocking brick patio perfect for outdoor relaxation and entertaining. The property is in mint condition, exceptionally clean, and meticulously maintained, reflecting true pride of ownership. Recent updates include a newer furnace installed in November 2018, a newer hot water tank installed in November 2018, and a brand-new oven providing peace of mind for years to come. This larger unit offers exceptional value at a lower price and is located just 0.3 km from the public school, making it a perfect choice for families. The well-managed condo complex backs onto Marlborough Park and offers convenient access to shopping and 16th Avenue, making it ideal for commuters. Don't miss out on this rare opportunity to own an exceptional end unit with a standout renovated basement in a sought-after complex. (id:6769)

Primary Bedroom 14.92 Ft x 12.17 Ft

Bedroom 10.75 Ft x 8.42 Ft

Bedroom 9.75 Ft x 8.42 Ft

4pc Bathroom 6.92 Ft x 5.00 Ft

Recreational, Games room 16.25 Ft x 11.33 Ft

Storage 8.08 Ft x 7.58 Ft

3pc Bathroom 6.17 Ft x 4.92 Ft

Laundry room 8.92 Ft x 11.83 Ft

Living room 17.17 Ft x 12.00 Ft

Kitchen 12.08 Ft x 9.50 Ft

Dining room 6.42 Ft x 6.25 Ft

Foyer 5.75 Ft x 4.33 Ft

2pc Bathroom 7.75 Ft x 2.50 Ft

Other 5.00 Ft x 3.50 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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