



# 6 Georgian Villas Calgary Alberta

\$399,900

Welcome to Georgian Village in the mature Community of Marlborough Park. This 2-Storey 3-Bedroom, 2.5-Bath Townhome offers over 1,730 sq ft of developed living space. The main floor offers an open concept living area, bright kitchen, and convenient half bathroom. Upstairs you will find a spacious primary bedroom, two additional bedrooms, and a well-appointed 4-piece bathroom. The fully finished basement offers an additional living room, laundry room, storage, and 3-piece bathroom. This home backs onto a beautiful park, providing privacy and tranquility after a long day and is also a wonderful place for hosting a BBQ with family and friends. Enjoy the ease of two designated parking spaces right out front of your home. This Townhome is located close to schools, public transportation, shopping, and the community centre. Take note of the location of this Townhome that is steps away from the street parking which is convenient for additional visitors. Don't miss this terrific opportunity, book your showing today! (id:6769)

- Primary Bedroom 15.00 Ft x 12.17 Ft
- Bedroom 8.42 Ft x 9.75 Ft
- Bedroom 8.58 Ft x 13.17 Ft
- 4pc Bathroom 5.00 Ft x 7.00 Ft
- 3pc Bathroom 7.67 Ft x 11.42 Ft
- Laundry room 8.83 Ft x 11.67 Ft
- Recreational, Games room 16.75 Ft x 11.33 Ft

- Storage 4.08 Ft x 5.33 Ft
- Other 5.58 Ft x 6.33 Ft
- Kitchen 9.75 Ft x 12.17 Ft
- Dining room 9.75 Ft x 7.25 Ft
- Living room 17.42 Ft x 12.17 Ft
- 2pc Bathroom 2.58 Ft x 7.75 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

**RE/MAX Realty Professionals**

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