



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**48 GEORGIAN Villas, Calgary T2A 7C4**

MLS®#: **A2153187** Area: **Marlborough Park** Listing Date: **07/27/24** List Price: **\$369,000**  
 Status: **Active** County: **Calgary** Change: **-\$11k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1978**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,139**  
 Low Sqft:  
 Ttl Sqft: **1,139**

DOM

**53**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Few Trees,Front Yard,Lawn,Landscaped,Street Lighting,Rectangular Lot**  
 Park Feat: **Parking Pad,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Balcony,Playground,Private Entrance,Private Yard**

Construction: **Veneer,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **No Smoking Home,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`10" x 4`4"	Kitchen	Main	12`1" x 9`7"
Living Room	Main	12`1" x 17`3"	Dining Room	Main	9`7" x 6`6"
2pc Bathroom	Main	7`10" x 2`6"	Bedroom	Second	9`11" x 8`5"
Bedroom	Second	13`1" x 8`5"	4pc Bathroom	Second	6`11" x 5`0"
Bedroom - Primary	Second	12`2" x 14`11"	Other	Basement	30`8" x 17`1"

Legal/Tax/Financial

Condo Fee:  
**\$391**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **7810994**

Remarks

Pub Rmks: **~~ Price REDUCED ~~ Exquisite 2-storey " CORNER TOWNHOME " in move-in ready condition! This home is BACKING on GREEN SPACE. Perfect FOR a FIRST-TIME BUYER OR INVESTMENT PROPERTY! With 1,062 square feet of DEVELOPED SPACE, 3 bedrooms, 2 bathrooms, and TWO assigned PARKING STALL, all you need to do is move in and enjoy! The main floor boasts a terrific living space with BEAUTIFUL CLASSIC LAMINATE FLOORING and LARGE WINDOWS that allow plenty of natural sunlight, giving the home vibrant energy. The SPACIOUS DINING and KITCHEN area features an AMPLE of white MODERN New CABINETS for all your kitchen gadgets. You can also step out and relax in your private front yard, which offers ample space for a BBQ, STORAGE, or for your kids to play. Upstairs, you'll find 3 inviting bedrooms, a full bathroom, and a half bath on the main floor. The spacious unfinished Basement can be easily developed into extra living space perfect for entertaining guests or having family movie nights and comes with plenty of storage. This home is also in an EXCELLENT LOCATION, within WALKING DISTANCE to MULTIPLE PARKS, SCHOOLS, playgrounds, public transportation, easy access to Stoney Trail, and many more... It is truly unlike anything else you can find. SCHEDULE your PRIVATE SHOWING NOW and BRING OFFERS, Before it's gone !!!**

Inclusions: **N/A**  
Property Listed By: **MaxWell Canyon Creek**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**