



THE
A-TEAM

**RE/MAX
FIRST**

62 GEORGIAN Villas, Calgary T2A7C5

MLS®#: **A2170832** Area: **Marlborough Park** Listing Date: **10/04/24** List Price: **\$369,500**
 Status: **Active** County: **Calgary** Change: **-\$10k, 02-Nov** 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:

Access:

Lot Feat: **Back Yard,Corner Lot,Low Maintenance Landscape,Level**
 Park Feat: **Assigned,Outside,Side By Side,Stall**

Finished Floor Area

Abv Sqft: **1,217**
 Low Sqft:
 Ttl Sqft: **1,217**

DOM

110
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

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

Construction: **Wood Frame,Wood Siding**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`5" x 12`3"	Kitchen	Main	9`8" x 12`3"
Dining Room	Main	9`11" x 7`4"	2pc Bathroom	Main	2`7" x 7`11"
4pc Bathroom	Second	5`0" x 7`2"	Bedroom	Second	8`8" x 13`3"
Bedroom	Second	8`6" x 9`11"	Bedroom - Primary	Second	15`2" x 12`4"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$409

Fee Simple
Fee Freq:
Monthly

M-C1

Legal Desc: 7810994

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY 4 PM TO 5 PM (December 08,2024).CORNER UNIT. NO CARPETS IN LIVING AREA AND BEDROOMS. BACK ONTO PARK. SCHOOL AT WALKING DISTANCE. Welcome to newly renovated Corner unit of over 1100 Square /feet, its is a true turnkey townhouse which stands in the well managed complex of Georgian Villa. Perfect for first-time home buyers and investors. This recently updated property features beautifully renovated kitchen. The thoughtfully updated layout ensures your culinary adventures are both effortless and enjoyable. Move on to the dining room and the huge living room perfect for family time and entertaining guests . There is single washroom at main level. It offer 3 bedrooms and a well-appointed 4-piece bathroom on the second level. The basement remains unfinished, offering a blank canvas for your creativity to transform it into your perfect space. It includes two designated parking spaces. Laundry is in the basement. Walkable distance to schools, shopping centers ,playgrounds and public transportation. Contact your favorite agent for a showing today.**

Inclusions: NONE
Property Listed By: CIR Realty

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









