



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**86 GEORGIAN Villas, Calgary T2A 7C6**

MLS® #: **A2171776**      Area: **Marlborough Park**      Listing Date: **10/08/24**      List Price: **\$378,000**  
 Status: **Pending**      County: **Calgary**      Change: **-\$2k, 05-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,Backs on to Park/Green Space**  
 Park Feat: **Assigned,Plug-In,Stall**

Finished Floor Area

Abv Sqft: **1,171**  
 Low Sqft:  
 Ttl Sqft: **1,171**

DOM

**43**  
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: **Private Yard**

Construction: **Composite Siding,Wood Frame**  
 Flooring: **Concrete,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Quartz Counters,Recessed Lighting,Vinyl Windows**  
 Utilities:

Room Information

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

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

**\$391**

**Fee Simple**

**M-C1**

Fee Freq:

**Monthly**

Legal Desc: **7810994**

Remarks

Pub Rmks: **Welcome to your affordable, move-in-ready townhouse in Marlborough Park! Just renovated, this home offers an inviting main floor with an open-concept layout. The modern kitchen features quartz countertops, a subway tile backsplash, and stainless steel appliances, seamlessly flowing into the bright living area adorned with pot lights and direct access to your private fenced backyard—perfect for relaxing or entertaining. A convenient half bathroom completes this level. Upstairs, you'll find a spacious primary bedroom along with two additional bedrooms and a well-appointed 4-piece bathroom with a beautifully tiled tub surround. The unfinished basement offers a blank canvas for your creativity to transform it into your perfect space. The exteriors of this condominium complex have been recently renovated, featuring durable Hardie board siding (excellent hail resistance), and new roofs. Conveniently located within walking distance of four schools, public transit, shopping, and the community center, this townhouse offers a great location.**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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







