



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**417 GEORGIAN Villas, Calgary T2A 7E3**

MLS®#: **A2175745** Area: **Marlborough Park** Listing Date: **10/28/24** List Price: **\$354,900**  
 Status: **Active** County: **Calgary** Change: **None** 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: **996**  
 Low Sqft:  
 Ttl Sqft: **996**

DOM

**24**  
Layout  
 Beds: **2 (2 )**  
 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**  
 Park Feat: **Stall**

Utilities and Features

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

Construction: **Cement Fiber Board,Wood Frame**  
 Flooring: **Carpet,Hardwood,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Granite Counters,No Smoking Home,See Remarks,Vinyl Windows**  
 Utilities:

Room Information

| <u>Room</u>        | <u>Level</u> | <u>Dimensions</u>    | <u>Room</u>        | <u>Level</u>    | <u>Dimensions</u>    |
|--------------------|--------------|----------------------|--------------------|-----------------|----------------------|
| <b>Living Room</b> | <b>Main</b>  | <b>15`3" x 14`3"</b> | <b>Family Room</b> | <b>Basement</b> | <b>14`8" x 13`6"</b> |

**Kitchen**  
**Bedroom - Primary**  
**4pc Bathroom**

**Main**  
**Second**  
**Second**

**11`3" x 9`0"**  
**15`2" x 11`10"**  
**8`4" x 4`11"**

**Furnace/Utility Room**  
**Bedroom**  
**2pc Bathroom**

**Basement**  
**Second**  
**Main**

**18`11" x 15`7"**  
**12`9" x 10`0"**  
**6`5" x 3`0"**

Legal/Tax/Financial

Condo Fee:  
**\$373**

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

Zoning:  
**M-C1**

Legal Desc: **7810994**

Remarks

Pub Rmks: **Don't miss out on this impressive Two Storey Townhome. Pride of Ownership! You will appreciate the spacious design and many upgrades. The Living Room is ideal for comfortable family living. There is attractive engineered hardwood flooring, built-in display shelving and a garden door extending your living space to your own private backyard. The Kitchen was modernized with custom cabinets, granite counters and a breakfast bar. The quality appliances are included. There are two huge bedrooms on the upper level. Both rooms have large wardrobe closets and will accommodate oversize furniture. This home has two updated Bathrooms. The basement development is a bonus. It is used as a family games room, a quiet place for yoga exercises and overnight guests. The modern sliding barn door opens to the Laundry & Utility Room. There is lots of space for storage. This unit has two parking stalls right outside the front door. Excellent location! You will enjoy Georgian Village. It is a well managed complex. Pets are allowed with Board approval. Leave your car at home and walk to many community amenities. Close to transit, schools, shopping, playground and Marlborough Park Community Centre and park. Enjoy summer activities including disc golf & tennis or winter skating & tobogganing. Easy access to main roads. A pleasure to show!**

Inclusions:  
Property Listed By: **Storage Shed, White Storage Cabinet in Basement, Shelving in Basement Storage Room**  
**RE/MAX Complete Realty**

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













