



THE
A-TEAM

**RE/MAX
FIRST**

202 GEORGIAN Villas, Calgary T2A7C9

MLS®#: **A2186895** Area: **Marlborough Park** Listing Date: **01/16/25** List Price: **\$378,500**
 Status: **Pending** 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: **1,134**
 Low Sqft:
 Ttl Sqft: **1,134**

DOM

37
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Yard,See Remarks**
 Park Feat: **See Remarks,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **ENERGY STAR Qualified Equipment**
 Sewer:
 Ext Feat: **Lighting,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,See Remarks,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`2" x 12`0"	Kitchen	Main	12`1" x 9`6"
Dining Room	Main	6`5" x 6`3"	Foyer	Main	5`9" x 4`4"
2pc Bathroom	Main	7`9" x 2`6"	Porch - Enclosed	Main	5`0" x 3`6"
Bedroom - Primary	Second	14`11" x 12`2"	Bedroom	Second	10`9" x 8`5"
Bedroom	Second	9`9" x 8`5"	4pc Bathroom	Second	6`11" x 5`0"
Game Room	Basement	16`3" x 11`4"	Storage	Basement	8`1" x 7`7"
3pc Bathroom	Basement	6`2" x 4`11"	Laundry	Basement	8`11" x 11`10"

Condo Fee:
\$397

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **7810994**

Remarks

Pub Rmks: **END UNIT WITH GOOD LAYOUT AND MINT CONDITION - BASEMENT RENOVATED, THREE FULL BATHROOMS. This well-designed end unit features THREE spacious bedrooms, a fully renovated basement with a large recreation room that can be converted into a bedroom with a larger window. The renovated basement truly makes this home stand out, offering extra space and versatility for your lifestyle. This home combines style and functionality with TWO convenient parking stalls right at the front of the unit. Laminate/vinyl flooring runs throughout all three levels, providing a modern look that is easy to maintain. Enjoy the added privacy and space that comes with an end unit, along with a fenced private yard and a well-kept interlocking brick patio perfect for outdoor relaxation and entertaining. The property is in mint condition, exceptionally clean, and meticulously maintained, reflecting true pride of ownership. Recent updates include a newer furnace installed in November 2018, a newer hot water tank installed in November 2018, and a brand-new oven providing peace of mind for years to come. This larger unit offers exceptional value at a lower price and is located just 0.3 km from the public school, making it a perfect choice for families. The well-managed condo complex backs onto Marlborough Park and offers convenient access to shopping and 16th Avenue, making it ideal for commuters. Don't miss out on this rare opportunity to own an exceptional end unit with a standout renovated basement in a sought-after complex.**

Inclusions: n/a
Property Listed By: **RE/MAX Real Estate (Central)**

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











