



THE
A-TEAM

**RE/MAX
FIRST**

417 GEORGIAN Villas, Calgary T2A 7E3

MLS®#: **A2189113** Area: **Marlborough Park** Listing Date: **01/21/25** List Price: **\$344,900**
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

11
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>
Living Room	Main	15`3" x 14`3"	Family Room	Basement	14`8" x 13`6"

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:
\$378

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **7810994**

Remarks

Pub Rmks: **Affordable Living! You will love this well cared for Two Storey in a prime location! Pride of Ownership! No need to own a car - walk to so many amenities. Many features including a large Living Room with a garden door to your own private & fenced yard. There is attractive easy care engineered hardwood flooring throughout the main level. The Kitchen was updated with custom cabinets and granite counters with 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 to exercise, and overnight guests. A modern sliding barn door opens to the Laundry & Utility Room. There is lots of space for storage. There are two parking stalls right outside the front door. Excellent location! You will enjoy Georgian Village. It is a well managed complex. Over the years there have been many updates to the complex including durable composite siding, windows and more recently roof shingles, attic insulation and eavestroughs. Pets are allowed with Board approval. Excellent location! Close to schools, shopping, transit, playground and Marlborough Park Community Centre and park. Enjoy summer activities including disc golf & tennis or winter skating & tobogganing. Easy access to main roads throughout the city. A pleasure to show!**

Inclusions: **Storage Shed, White Storage Cabinet in Basement, Shelving in Basement Storage Room, T.V. Wall Mount (Basement).**
Property Listed By: **RE/MAX Complete Realty**

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







