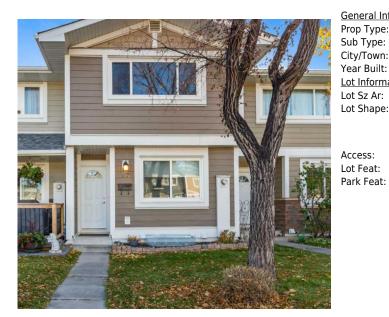


417 GEORGIAN Villas, Calgary T2A 7E3

MLS®#:	A2189113	Area:	Marlborough Park	Listing	01/21/25	List Price: \$344,900
				Date:		
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray

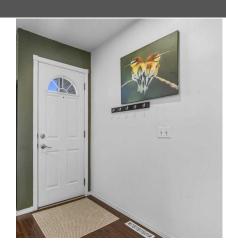


ral Information	L			DOM	
Туре:	Residential			11	
Гуре:	Row/Townhouse			Layout	
Town:	Calgary	Finished Floor Are	ea	Beds:	2 (2)
Built:	1978	Abv Sqft:	996	Baths:	1.5 (1 1)
nformation		Low Sqft:		Style:	2 Storey
z Ar:		Ttl Sqft:	996		
hape:				<u>Parking</u> Ttl Park: Garage Sz:	2
ss:				2	
eat: Feat:	Back Yard,Backs Stall	on to Park/Green Sp	oace		

Utilities and Features

Roof: Heating: Sewer: Ext Feat: Kitchen Appl: Int Feat:	-	Flooring: Carpet,Hardwood,Viny Water Source: Fnd/Bsmt: Poured Concrete ator,Washer/Dryer,Window Cove	Cement Fiber Board,Wood Frame Flooring: Carpet,Hardwood,Vinyl Plank Water Source: Fnd/Bsmt: Poured Concrete asher/Dryer,Window Coverings					
Utilities:	Granite Counters,No Smoking Home,See Remarks,Vinyl Windows Room Information							
<u>Room</u> Living Room	<u>Level</u> Main	<u>Dimensions</u> 15`3" x 14`3"	<u>Room</u> Family Room	<u>Level</u> Basement	<u>Dimensions</u> 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 Legal/Tax/Financial	Basement Second Main	18`11" x 15`7" 12`9" x 10`0" 6`5" x 3`0"
Condo Fee: \$378		Title: Fee Simple Fee Freq: Monthly		Zoning: M-C1	
Legal Desc:	7810994		Remarks		
Pub Rmks: Inclusions: Property Listed By:	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!				



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