

# \$380,000 - 8 Georgian Villas Ne, Calgary

MLS® #A2208440

**\$380,000**

3 Bedroom, 2.00 Bathroom, 1,181 sqft  
Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

Welcome to 8 Georgian Villas

This beautifully renovated end-unit townhouse offers over 1,181 sq. ft. of comfortable living space in the well-managed and sought-after Georgian Villas complex. Ideally situated, the home is just steps away from schools, playgrounds, parks, and shopping centers—providing both convenience and a family-friendly lifestyle. Inside, you'll find a thoughtfully updated interior featuring three generously sized bedrooms and 1.5 bathrooms. Natural light floods every room, creating a warm and inviting atmosphere throughout. The modern kitchen has been fully renovated with luxurious quartz countertops, brand-new appliances, and a layout designed for both efficiency and style. A conveniently located powder room sits just off the kitchen for added practicality. The spacious dining area flows seamlessly into the large living room ideal for family gatherings or entertaining guests. From here, double patio doors open to a private, low-maintenance backyard, fully fenced and gated, offering a peaceful outdoor retreat perfect for morning coffee or evening relaxation. Upstairs, the primary bedroom impresses with its ample space and large closet. Two additional well-proportioned bedrooms and a 4-piece bathroom complete the upper level. The fully finished basement adds even more value, complete with a laundry area featuring a soaking sink and washer/dryer. This home combines the best of location and lifestyle, offering urban



convenience without sacrificing comfort or tranquility. Don't miss this opportunity—contact your favorite realtor today to book your private showing!

Built in 1978

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2208440      |
| Price          | \$380,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,181         |
| Acres          | 0.00          |
| Year Built     | 1978          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 8 Georgian Villas Ne |
| Subdivision | Marlborough Park     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2A 7C4              |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Park            |
| Parking Spaces | 2               |
| Parking        | Assigned, Stall |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home                                   |
| Appliances        | Dishwasher, Electric Oven, Electric Stove, Microwave, Range Hood, |

|              |  |
|--------------|--|
|              | Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating      | Forced Air, Natural Gas                              |
| Cooling      | None   |
| Has Basement | Yes  |
| Basement     | Finished, Full                                       |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, Level, No Neighbours Behind |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame, Wood Siding  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 6               |
| Zoning         | M-C1            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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