$345,000 - 57 Georgian Villas Ne, Calgary

MLS® #A2248347

$345,000
2 Bedroom, 2.00 Bathroom, 1,037 sqft
Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

OPEN HOUSE AUG 24. 11-1pm Welcome to this beautifully updated townhouse, where modern comfort meets an incredible community lifestyle. This home features two very large bedrooms and 1.5 bathrooms, perfect for a young family, professional couple, or anyone looking for a comfortable space. The heart of the home is the bright and inviting kitchen, complete with modern white cabinets and stylish wood countertops. You'll stay cozy year-round with the brand-new furnace. Step outside to your private backyard with a spacious deck, which backs onto a small green spaceâ€”the perfect spot for morning coffee or evening gatherings. Convenience is key with two assigned parking stalls included. One of the biggest features of this home is its unbeatable location. You are steps away from the incredible Big Marlborough Park, where you can enjoy disc golf, walking paths, baseball diamonds, soccer fields, and even an ice skating rink in the winter. The Marlborough Park Community Association is also right at your doorstep, offering programs and events for all ages. Over the years, the complex has seen numerous upgrades, including durable composite siding, new windows, and, more recently, new roof shingles, ensuring peace of mind for years to come. For families, the proximity to schools like Roland Michener School, St. Martha School, and Dr. Gladys McKelvie Egbert School is a huge bonus. You're also just a short trip away from Marlborough Mall for all your shopping, dining,

and entertainment needs. Commuting is a breeze with easy access to Stoney Trail, 16 Avenue, and nearby bus routes, making your trip downtown quick and simple. This townhouse isn't just a place to live, it's a lifestyle. With its modern updates, ample space, and an unbeatable location in a friendly and vibrant community, this is the one youâ€™ve been waiting for.

Built in 1978

Essential Information

MLS® #	A2248347
Price	$345,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,037
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	57 Georgian Villas Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7C2

Amenities

Amenities	Parking
Parking Spaces	2
Parking	Assigned, Stall

Interior

Interior Features	Wood Counters
Appliances	Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Lawn, Level
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	6
Zoning	M-C1

Listing Details

Listing Office	eXp Realty

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