

# \$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	4
Zoning	M-C1

### **Listing Details**

Listing Office	eXp Realty
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