

307 Georgian Villas NE  
Calgary, Alberta

MLS # A2272023



**\$325,000**

<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	997 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 378
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan		

**Inclusions:** N/A

An exciting opportunity that could be a perfect fit for you and your family's needs. Whether you're looking at your first home or a smart investment property. This charming home offers incredible value, thoughtful design, and an unbeatable location just steps from Marlborough Park. Inside, you'll find the property has plenty of natural light throughout the home creating a warm and welcoming space that's move-in ready. Outside, enjoy easy access to walking trails, green spaces, and the peaceful atmosphere of the nearby park — perfect for relaxing, exercising, or spending time with family and friends. With its combination of location, comfort, and long-term potential, this home is a rare find in today's market. Whether you plan to live in it or add it to your rental portfolio, this is an opportunity worth exploring.