355 Georgian Villas

Calgary | Active | MLS® A2305349

$255,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1978**	**1,012.14 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by TREC The Real Estate Company

A closer look

Welcome to this well-positioned townhouse located on a quiet private cul-de-sac in the established community of Marlborough Park. Backing onto green space and offering a sunny south-facing backyard, this home provides a rare combination of privacy, natural light, and everyday convenience.

The functional two-story layout features 2 bedrooms and 1.5 bathrooms with a spacious living area and an eat-in kitchen, creating a comfortable and practical living environment suitable for families, first-time buyers, or investors alike. Two assigned parking stalls conveniently located directly in front of the unit add to the ease of daily living.

Marlborough Park is a mature northeast Calgary community known for its accessibility and strong amenities. Enjoy close proximity to parks, playgrounds, schools, shopping, and public transit, along with quick access to major roadways including Memorial Drive and Stoney Trail, making commuting across the city efficient and convenient.

Whether you are looking for an affordable entry into home ownership or a solid investment opportunity in a well-established neighborhood, this property offers excellent value and long-term potential.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2305349
Bedrooms	2
Bathrooms	2
Year Built	1978
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey

Total Living Area:	1,012.14 sq. ft.
Condo Fee:	$389.31
Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1978 (Age: 48)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	7810994
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Linoleum

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Stall
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
Condo Name:	Georgian Villa
Community:	Marlborough Park
Amenities:	Park, Parking, Playground, Visitor Parking
Appliances:	Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Yes
Main Floor	Living Room · 15'3" × 13'9" ·
Main Floor	Kitchen · 11' × 9' ·
Main Floor	Foyer · 5'6" × 4'4" ·
Upper Level	Bedroom - Primary · 13' × 10' ·
Upper Level	Bedroom · 15'3" × 12' ·
Basement	Furnace/Utility Room · 9' × 6' ·
Basement	Laundry · 10' × 4' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	Lighting, Private Entrance

Patio And Porch Features:	Other
Lot Features:	Backs on to Park/Green Space, Cul-De-Sac, Lawn
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	M-C1
Listed Date:	Apr 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/355-georgian-villas-calgary-a2305349/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.