

34, 195 MANORA Place NE
Calgary, Alberta

MLS # A2167676



\$359,900

Division:	Marlborough Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,110 sq.ft.	Age:	1976 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 447
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: N/A

Introducing a charming 2-storey townhouse located in the heart of Marlborough Park! This spacious three-bedroom home offers an impressive 1,524 sq. ft. of living space across three levels. It features a spacious living room with patio doors leading to a private deck that opens to a private backyard patio that connects to a large shared greenspace—ideal for relaxing or entertaining. The kitchen and dining area are conveniently located at the front. The upper level boasts a large master bedroom, plus two additional bedrooms and a full bath. The fully developed basement includes a large recreation room, Laundry room and an additional full bathroom. The unit includes two assigned parking spots which are conveniently located right in front. This gem in Marlborough Park is just a short walk from shopping centers, schools, parks, restaurants, gyms, with easy access to 16 Avenue & Stoney Trail. Whether you're a first-time homeowner, have a growing family, or are looking for an investment opportunity, this townhouse is a must-see. Book your Showings today as this gem won't last long. Also don't miss out on the Virtual Tour of the House!!!!