



**GRASSROOTS**  
REALTY GROUP

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452 Manora Way NE  
Calgary, Alberta

MLS # A2316154



**\$549,900**

|                  |                                                                 |               |                   |
|------------------|-----------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Marlborough Park                                                |               |                   |
| <b>Type:</b>     | Residential/House                                               |               |                   |
| <b>Style:</b>    | 4 Level Split                                                   |               |                   |
| <b>Size:</b>     | 1,197 sq.ft.                                                    | <b>Age:</b>   | 1974 (52 yrs old) |
| <b>Beds:</b>     | 5                                                               | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Alley Access, Double Garage Detached                            |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                       |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, See Remarks |               |                   |

|                    |                                                                                                                      |                   |                                                           |
|--------------------|----------------------------------------------------------------------------------------------------------------------|-------------------|-----------------------------------------------------------|
| <b>Heating:</b>    | Forced Air                                                                                                           | <b>Water:</b>     | Public                                                    |
| <b>Floors:</b>     | Carpet, Laminate, Linoleum, Tile                                                                                     | <b>Sewer:</b>     | Public Sewer                                              |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                      | <b>Condo Fee:</b> | -                                                         |
| <b>Basement:</b>   | Full                                                                                                                 | <b>LLD:</b>       | -                                                         |
| <b>Exterior:</b>   | Stucco, Vinyl Siding                                                                                                 | <b>Zoning:</b>    | R-CG                                                      |
| <b>Foundation:</b> | Poured Concrete                                                                                                      | <b>Utilities:</b> | Cable Internet Access, Electricity Connected, Natural Gas |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Storage, Vinyl Windows |                   |                                                           |

**Inclusions:** na

Welcome to this spacious and well maintained 4-level split offering over 2000 SQ FT of developed living space in the established community of Marlborough Park. This home is perfect for growing families, or multi-generational living. The bright main floor features a large living room with oversized windows, a spacious dining area, and a functional kitchen with updated counter tops, sink and pantry. Upstairs you will find three bedrooms, a 4-piece bath and a 3-piece bath within the primary bedroom. The main bath renovated in 2021, new tub, sink and toilet. The third level offers a large multi purpose room and large family room. Ideal for entertaining family, friends or relaxing. The fourth level is fully developed with two bedrooms a den and a conveniently located 3 piece bathroom. Major updates include, soffits, eave troughs, window and doors. House and garage roof replaced in 2017. Pride of ownership is evident in how well this home has been maintained. Outside, enjoy an oversized 23'X25' double detached garage with a paved back alley offering convenient access. A large deck and generous yard space for kids, pets or outdoor gatherings. Conveniently located within walking distance to schools, parks, shopping, restaurants and the Marlborough Park Community Association. Quick access to transit, and major routes including 16th Avenue and Memorial Drive, this is a fantastic opportunity to own a move in ready home in a well-established Calgary neighborhood. Book your private showing today!