



**164 Manora Crescent NE
Calgary, Alberta**

MLS # A2320238



\$620,000

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	10,290 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: none

Welcome to 164 Manora Crescent NE! This well-maintained bi-level home features 2 bedrooms and 2 full bathrooms on the main floor, along with a bright living room, functional kitchen, and dining area. The basement offers a 2-bedroom illegal suite with a separate entrance and 1 full bathroom, making it a great mortgage helper or space for extended family. A double detached garage and additional parking provide plenty of room for vehicles and storage. The fully fenced backyard is perfect for kids, pets, and outdoor enjoyment. Conveniently located close to schools, parks, shopping, public transit, and major roadways. A great opportunity for first-time buyers, families, or investors alike! The lower level features a fully developed 2-bedroom illegal suite with a separate entrance, providing excellent mortgage-helper potential or space for extended family. Both levels showcase updated finishes, flooring, paint, and renovated bathrooms, making this home truly move-in ready. Situated on a large lot, the property also includes a double detached garage and additional off-street parking. The fully fenced backyard offers plenty of room for children, pets, and outdoor entertaining. Conveniently located close to schools, parks, shopping, public transit, and major roadways, this turnkey property combines modern upgrades, income potential, and an unbeatable location. Whether you're a first-time buyer, growing family, or savvy investor, this is a fantastic opportunity not to be missed.