



GRASSROOTS
REALTY GROUP

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3, 195 Manora Place NE
Calgary, Alberta

MLS # A2325945



\$289,900

Division:	Marlborough Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,121 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	1
Garage:	Additional Parking, Front Drive, Off Street, On Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, P		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 447
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Vinyl Windows		

Inclusions: None

Introducing an affordable 2-storey townhouse located in the heart of Marlborough Park in a prime location with no neighbours behind you! This complex/unit features recent updates including vinyl siding & windows, roofing/shingles and a recently repaved parking lot which is always well maintained! This spacious three-bedroom home offers an impressive 1,627 sq. ft. of living space across all three levels, real hard wood on the main floor, tiled kitchen and laundry room, then laminated flooring above. It features a spacious living room with large patio doors leading to a large private deck that opens to a private backyard patio that connects to a large shared green space—ideal for relaxing or entertaining with no obstructions behind you. The kitchen which has newer appliances and the dining area are conveniently located at the front with natural light through the large dining room window. The upper level boasts a large master bedroom over-looking the front plush grass & treed yard, plus the two additional bedrooms face the rear yard and a 4pc full bath. The fully developed basement includes a large laundry room area, office/den/former music sound room and recreation room for the kids with storage throughout! Included are two assigned parking stalls conveniently located directly out front. Located just a short walk from a small shopping centre, schools, parks, restaurants, gyms. Transit is a breeze with quick access to the LRT, and for those commuting by vehicle, you are just one street light away from 16 Avenue & Stoney Trail. Marlborough Park is a Mature NE Calgary community offering all levels of schools and services. Whether you're a first-time homeowner, have a growing family, or are looking for an investment opportunity, this townhouse is worth checking out! Book your showing today.

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