



GRASSROOTS
REALTY GROUP

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227 Manora Crescent NE
Calgary, Alberta

MLS # A2331558



\$519,900

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,071 sq.ft.	Age:	1974 (52 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance		

Inclusions: None

OPEN HOUSE SUNDAY JULY 26, 2026 11AM-1PM Welcome to this beautifully updated family home, ideally located on a quiet street in the heart of Marlborough Park. Backing directly onto greenspace and schools with no rear neighbors, this property offers exceptional privacy and an unbeatable location for families. This home features 4 bedrooms and 2 full bathrooms, including 3 bedrooms on the upper level and a fully developed basement with a spacious fourth bedroom and full bath. The functional layout also provides excellent flexibility for a variety of living arrangements making it an ideal option for growing families. The main floor boasts a bright, open-concept design with modern flooring throughout and a stunning custom kitchen complete with thick stone countertops, a large island, built-in stainless steel appliances, and plenty of cabinetry—perfect for everyday living and entertaining. The spacious living room is filled with natural light from oversized windows, while the dedicated dining area opens directly onto the private backyard. Outside, you'll find an oversized heated double garage, ideal for a workshop, hobbyist, or car enthusiast, along with a private yard backing onto expansive greenspace. Additional highlights include a newer roof, updated finishes throughout, quick access to transit, shopping, parks, and major roadways, plus the convenience of having schools just steps from your backyard. This is a rare opportunity to own in one of Marlborough Park's most family-friendly locations.