



GRASSROOTS
REALTY GROUP

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**33, 175 Manora Place
Calgary, Alberta**

MLS # A2335022



\$299,900

Division:	Marlborough Park		
Type:	Residential/Other		
Style:	2 Storey		
Size:	948 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Landscaped, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 381
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: NA

Three bedrooms, two full bathrooms, a large private yard — and a lower level that gives you the extra bedroom every family runs out of first. Welcome to 33, 175 Manora Place NE, in Marlborough Mews, in the heart of Calgary's established Marlborough Park. The main floor opens into a bright, connected living and dining space that flows out toward the yard. Upstairs, three well-sized bedrooms and a full bathroom. What sets this home apart is the lower level. Instead of one open family room, it is finished as a separate, private room with a door — and its own full bathroom right beside it. A home office that finally has a door. A gym. A studio. A teen's own corner of the house. Whatever your family needs this year, there is a private, finished space with a full bath attached, and that is not something you find in most townhomes at this price. Outside, the large private yard is the reason a family chooses a townhome over an apartment — room for the kids, the dog and the barbecue, with exterior maintenance, snow removal and waste all handled by the condo corporation. Everything else is already built. Save-On-Foods and the TransCanada Centre are a walk away for groceries, pharmacy and everyday errands. Chris Akkerman and Cappy Smart schools are within walking distance. Village Square Leisure Centre — pool, arena, gym and library.