



GRASSROOTS
REALTY GROUP

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259 Manora Crescent NE
Calgary, Alberta

MLS # A2341205



\$549,900

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,029 sq.ft.	Age:	1974 (52 yrs old)
Beds:	5	Baths:	2
Garage:	None, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Central
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, Quartz Counters, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Microwave, Electric Stove x2, Dishwasher, Window Blinds, Fridge, Hood Fan, Washer and Dryer.

5 BEDROOMS | 1897 SQ FT TOTAL | ILLEGAL SUITE + SEPARATE ENTRANCE | RENOVATED | BIG BACKYARD. Welcome to this BRIGHT AND BEAUTIFULLY RENOVATED bungalow in Marlborough Park, NE Calgary, offering 5 BEDROOMS and 1,897 SQ FT OF TOTAL DEVELOPED LIVING SPACE. With a flexible layout, SUITE WITH SEPARATE ENTRANCE, and ****BIG BACKYARD****, this home is an excellent opportunity for a FIRST-TIME BUYER OR BUY-AND-HOLD INVESTOR. The main floor feels bright, modern, and welcoming with LARGE WINDOWS, PLENTY OF POT LIGHTS, and a SKYLIGHT IN THE KITCHEN that brings in an abundance of natural light. The RENOVATED KITCHEN features updated cabinetry, countertops, appliances, and durable vinyl flooring, while the refreshed bathroom and comfortable bedrooms complete the main level. The lower level offers a SUITE WITH SEPARATE ENTRANCE, additional bedrooms, fresh carpeting, and THREE EGRESS WINDOWS, creating a bright and functional space with excellent flexibility for extended family, multi-generational living, or rental use. Outside, enjoy a LARGE LANDSCAPED BACKYARD with plenty of space for kids, pets, gardening, entertaining, or future outdoor plans. The home is conveniently located near schools, parks, shopping, transit, and major routes throughout NE Calgary. The property is ****CURRENTLY RENTED TO ONE FAMILY WHO WOULD LIKE TO STAY****, making it especially appealing for investors looking for a potential turn-key rental opportunity. RENOVATED, BRIGHT, SPACIOUS, AND VERSATILE. This Marlborough Park bungalow offers strong value for both homeowners and investors.