



THE
A-TEAM

**RE/MAX
FIRST**

259 MANORA Crescent, Calgary T2A 4S4

MLS® #: **A2120250**

Area: **Marlborough Park**

Listing Date: **04/05/24**

List Price: **\$575,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1974**

Lot Information

Lot Sz Ar: **4,983 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,000**
Low Sqft:
Ttl Sqft: **1,000**

DOM

44

Layout

Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Corner Lot**
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),None**
Sewer:
Ext Feat: **None**

Construction: **Concrete**
Flooring: **Carpet**
Water Source:
Fnd/Bsmt: **Other**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s)**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dinette	Main	11`4" x 9`10"	Living Room	Main	14`5" x 11`6"
Bedroom	Main	10`2" x 7`11"	Bedroom	Main	10`2" x 9`11"

Dining Room
4pc Bathroom

Main
Main

11'9" x 8'7"
7'7" x 5'5"

Bedroom - Primary
3pc Bathroom
Legal/Tax/Financial

Main
Basement

11'3" x 9'11"
6'10" x 5'5"

Title:
Fee Simple
Legal Desc:

7410024

Zoning:
R-C1

Remarks

Pub Rmks: **Come and see this modernized 3 bedroom home-(additional 2 bedrooms in basement), with new appliances, new flooring, new soffit and fascia, bathroom renos, new larger windows in basement..... and the list goes on and on..... book your showing today because this won't last long....**

Inclusions:
Property Listed By: **n/a**
MaxWell Capital Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







