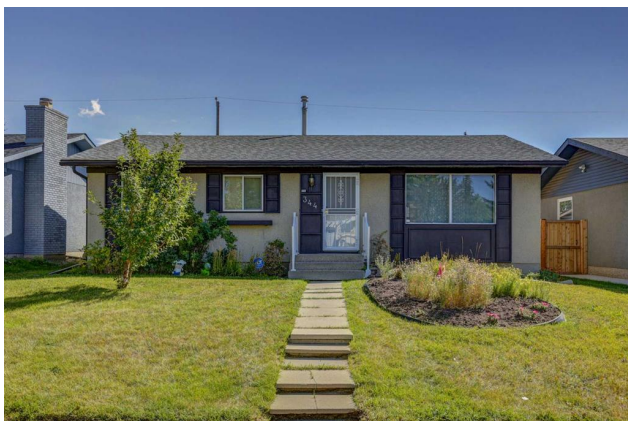




344 MANORA Road, Calgary T2A4R6

MLS®#: **A2158873** Area: **Marlborough Park** Listing Date: **08/20/24** List Price: **\$569,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1974** Abv Sqft: **1,075**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,994 sqft** Ttl Sqft: **1,075**
 Lot Shape:

DOM

30
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Backs on to Park/Green Space**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt** Construction:
 Heating: **Forced Air** **Stucco,Wood Frame,Wood Siding**
 Sewer: Flooring:
 Ext Feat: **Other** **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Balcony	Main	12`0" x 16`5"	Bedroom - Primary	Main	13`1" x 10`10"
Living Room	Main	13`6" x 15`0"	Dining Room	Main	10`0" x 9`0"
Kitchen	Main	13`2" x 13`0"	Bedroom	Main	10`2" x 8`2"
Bedroom	Main	10`2" x 8`10"	2pc Ensuite bath	Main	4`6" x 5`0"
4pc Bathroom	Main	8`1" x 4`11"	Bedroom	Lower	13`1" x 10`2"
Bedroom	Lower	12`5" x 8`5"	4pc Bathroom	Lower	7`5" x 4`11"
Den	Lower	9`10" x 8`5"	Kitchen	Lower	12`9" x 8`5"

Game Room

Lower

12' 4" x 14' 7"

Furnace/Utility Room
Legal/Tax/Financial

Lower

13' 4" x 18' 5"

Title:
Fee Simple
Legal Desc:

7410024

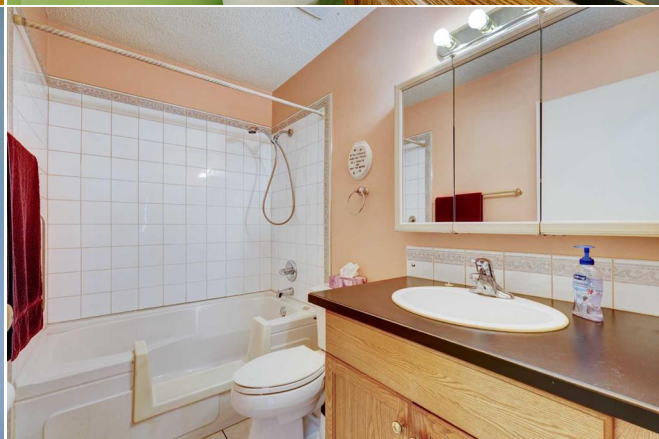
Zoning:
R-C1

Remarks

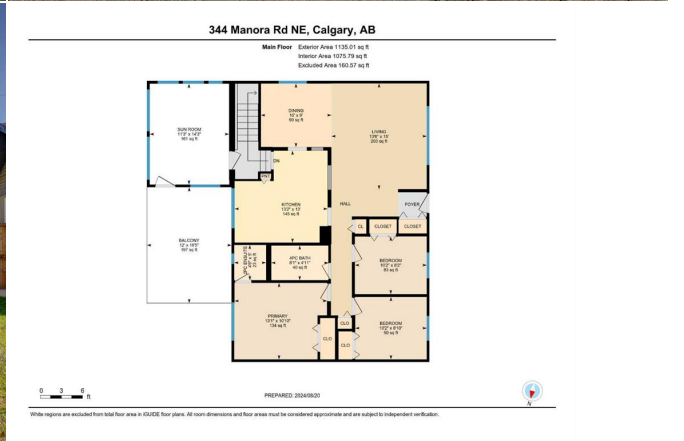
Pub Rmks: **Charming bungalow with excellent investment potential! Spacious floor plan with 3 bedrooms up and 2 more bedrooms in the lower illegal suite. A sunroom off the kitchen adds more square footage and space for solitude. Backing onto a playground/park, this home is ideal for a family, investor or first time home buyer.**
Inclusions: **cube freezer, wine shelving, BBQ, mower, shed and contents, wall unit, cabinet, China cabinet, window coverings, recliner, TV**
Property Listed By: **RE/MAX Complete Realty**

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









344 Manora Rd NE, Calgary, AB

Basement (Below Grade) Exterior Area 1037.88 sq ft
Interior Area 957.92 sq ft



0 3 6 ft

PREPARED: 20240820



White regions are excluded from total floor area in GUCOE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.