

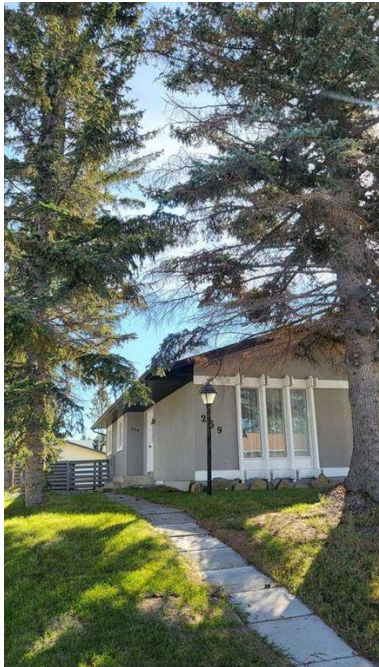


THE
A-TEAM

**RE/MAX
FIRST**

259 MANORA Crescent, Calgary T2A 4S4

MLS® #: **A2172126** Area: **Marlborough Park** Listing Date: **10/09/24** List Price: **\$549,000**
Status: **Active** County: **Calgary** Change: **-\$20k, 08-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1971**

Lot Information

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

Finished Floor Area

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

DOM

43
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **0**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Lawn**
Park Feat: **RV Access/Parking,Stall**

Utilities and Features

Roof: **Asphalt**
Heating: **Floor Furnace,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Concrete,Stucco,Wood Frame**
Flooring: **Carpet,Vinyl**
Water Source:
Fnd/Bsmt: **Block**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Microwave Hood Fan,Refrigerator,Stove(s)**
Int Feat: **No Smoking Home,Recessed Lighting**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`9" x 8`7"	Living Room	Main	14`5" x 11`6"
Family Room	Basement	18`11" x 12`10"	Kitchen	Main	11`4" x 9`10"
Laundry	Basement	11`0" x 5`1"	Furnace/Utility Room	Basement	8`0" x 5`4"
Bedroom - Primary	Main	10`2" x 9`11"	Bedroom	Main	10`2" x 7`11"
Bedroom	Main	11`3" x 9`11"	Bedroom	Basement	19`8" x 9`5"
Bedroom	Basement	11`6" x 7`4"	3pc Bathroom	Basement	6`10" x 5`5"
4pc Bathroom	Main	7`7" x 4`11"			

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R1
Legal Desc:	7410024

Remarks

Pub Rmks:	<p>Discover this dream home in the heart of Marlborough Park, Calgary! This move-in ready bungalow at 259 Manora Crescent N.E. offers an exceptional blend of modern updates and classic charm, perfect for families or as a potential rental property. Step inside to find a spacious 5-bedroom layout, thoughtfully designed to maximize comfort and functionality. The main floor boasts a brand-new kitchen, featuring sleek cabinets, state-of-the-art appliances, and stylish vinyl flooring. The kitchen and bathroom have been upgraded with new countertops and a contemporary vanity, adding a touch of elegance. The bedrooms on the main floor are cozy and inviting, with fresh carpeting that extends into the basement. Speaking of the basement, it's a standout feature of this home. Newly carpeted throughout, it includes three new egress windows that flood the space with natural light, creating a bright and welcoming atmosphere. The separate entrance to the basement offers potential for a private area, making it an ideal setup for extended family. Outside, the property continues to impress with a large, newly landscaped backyard. This outdoor space is perfect for family gatherings, gardening, or simply enjoying the fresh air. The backyard's generous size provides plenty of room for children to play or for hosting summer barbecues. This home is not just about aesthetics; it's also about practicality. The recent updates ensure that you can move in without worrying about immediate repairs or renovations. Whether you're looking for a comfortable family home or a lucrative rental property, this bungalow ticks all the boxes. Don't miss the opportunity to own this beautifully updated home in a friendly and convenient neighborhood!</p>
Inclusions:	n/a
Property Listed By:	Easy List Realty

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

