



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**175 MANORA Place #18, Calgary T2A4P6**

MLS®#: **A2172747**      Area: **Marlborough Park**      Listing Date: **10/28/24**      List Price: **\$380,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **1977**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Back Yard,Corner Lot**  
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **965**  
 Low Sqft:  
 Ttl Sqft: **965**

DOM

**54**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **None,Other,Playground,Private Yard**

Construction: **Stucco,Wood Frame,Wood Siding**  
 Flooring: **Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Kitchen Island,Open Floorplan,See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`3" x 11`5"	Kitchen	Main	9`2" x 11`5"
Living Room	Main	13`5" x 14`2"	3pc Bathroom	Upper	7`10" x 5`1"
Bedroom	Upper	11`2" x 7`6"	Bedroom	Upper	11`3" x 8`5"
Bedroom - Primary	Upper	15`9" x 9`1"	3pc Bathroom	Basement	7`8" x 4`9"
Bedroom	Basement	9`11" x 11`2"	Game Room	Basement	16`9" x 13`5"
Furnace/Utility Room	Basement	6`7" x 6`4"			

Legal/Tax/Financial

Condo Fee:  
**\$336**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1 d100**

Legal Desc: **7711195**

Remarks

Pub Rmks: **This beautifully renovated corner unit townhome features 4 bedrooms and 2 full bathrooms, offering over 1,340 sq. ft. of total space, including the basement, right in the heart of Marlborough. The brand-new kitchen boasts a spacious island and stainless steel appliances, while the large living room, complete with a big window, is filled with natural light! With fresh paint, new flooring, updated lighting, new faucets, and doors, along with remodeled bathrooms, this home feels modern and inviting. Enjoy a substantial private yard with views of the Marlborough Mews park/playground. The private yard has its own side entrance, perfect for family gatherings and pets. Upstairs, you'll find three generously sized bedrooms and a full three-piece bathroom. The fully finished basement includes a room with a full bathroom and a large family/recreation area for fun and relaxation. This home presents an excellent opportunity to enter the Calgary market, conveniently located near major roadways, amenities, parks, schools, and public transit. Just a quick three-minute walk takes you to the TransCanada Centre, where a variety of shops and restaurants await, including Save-On Foods, Subway, Tim Hortons, Esso, 7-11, Madurai Kitchen, Anatolia Turkish, GYMVMT Fitness, Bulk Barn, ACE Liquor, Tip Top Barbershop, Pizza Hut, Mr. Schnapps Bar, KFC, Thanh Hung Vietnamese, and more! Welcome to your new home in Marlborough Park!**

Inclusions: **NONE**  
Property Listed By: **Exa Realty**

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









