



THE
A-TEAM

**RE/MAX
FIRST**

175 MANORA Place #53, Calgary T2A 5P7

MLS®#: **A2176932** Area: **Marlborough Park** Listing Date: **11/01/24** List Price: **\$310,000**
 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:

Finished Floor Area
 Abv Sqft: **900**
 Low Sqft:
 Ttl Sqft: **900**

DOM

19
Layout
 Beds: **3 (3)**
 Baths: **1.0 (1 0)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Front Yard,Low Maintenance Landscape**
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Playground,Private Yard**

Construction: **Wood Frame**
 Flooring: **Carpet,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`5" x 13`7"	Kitchen	Main	9`0" x 9`3"
Dining Room	Main	10`3" x 9`8"	Bedroom - Primary	Upper	15`9" x 9`0"
Bedroom	Upper	11`2" x 8`5"	Bedroom	Upper	11`2" x 7`7"
3pc Bathroom	Upper	7`9" x 5`0"			

Legal/Tax/Financial

Condo Fee: **\$336** Title: **Fee Simple** Zoning: **M-C1**

Fee Freq:
Monthly

Legal Desc: **7711195**

Remarks

Pub Rmks: **Welcome to Marlborough Mews! Many recent upgrades include new windows in the kitchen and all bedrooms. Newly renovated bathroom with walk-in shower. New flooring, new fridge, and freshly painted. The spacious living room features a large window overlooking the backyard. The kitchen offers plenty of cupboard and countertop space and has a convenient adjacent dining area. The upper level is where you will find a very generous-sized primary bedroom, two additional good-sized bedrooms and a 3-piece newly renovated bathroom. The lower level is partially finished awaiting your personal touches. Located close to all amenities and public transportation. Come and see for yourself all this home and Marlborough Mews has to offer.**

Inclusions: **Fridges (2), Electric Stove, Portable Dishwasher, Washer, Dryer, Ceiling Fan, Shed**

Property Listed By: **Royal LePage Solutions**

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





