

195 MANORA Place #37, Calgary T2A 5J8

MLS®#:	A2177885	Area:	Marlborough Park	Listing	11/07/24	List Price: \$409,900
				Date:		
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray



eral Information				DOM	
o Type:	Residential			14	
Туре:	Row/Townhouse			Layout	
/Town:	Calgary	Finished Floor Ar	ea	Beds:	3 (3)
r Built:	1976	Abv Sqft:	1,120	Baths:	2.0 (2 0)
Information		Low Sqft:		Style:	2 Storey
Sz Ar:		Ttl Sqft:	1,120		
Shape:				Dorting	
				Parking	-
				Ttl Park:	2
				Garage Sz:	
ess:					
Feat: < Feat:	Interior Lot,No Neighbours Behind,Level Stall				

Utilities and Features

Roof: Heating: Sewer:	Asphalt Shingle Forced Air,Natural Gas		Construction: Stucco,Wood Frame Flooring:	Stucco,Wood Frame		
Ext Feat:	Balcony,Lighting,Private Yard		Carpet,Tile,Vinyl Plank Water Source: Fnd/Bsmt: Poured Concrete			
Kitchen Appl: Int Feat: Utilities:						
<u>Room</u> Dining Room Living Room 4pc Bathroom Bedroom 3pc Bathroom	<u>Level</u> Main Main Upper Upper Basement	Dimensions 10`8" x 8`5" 17`3" x 11`0" 8`0" x 5`0" 8`11" x 11`9" 6`6" x 6`9"	<u>Room</u> Kitchen Bedroom - Primary Bedroom Laundry Game Room Legal/Tax/Financial	<u>Level</u> Main Upper Upper Basement Basement	Dimensions 8`2" x 7`2" 13`10" x 11`8" 8`0" x 14`0" 6`3" x 8`4" 16`8" x 10`1"	

Condo Fee: \$447	Title: Fee Simple Fee Freq: Monthly	Zoning: M-C1		
Legal Desc:	7710205	Remarks		
Pub Rmks: Inclusions: Property Listed By:	FULLY RENOVATED! CLOSE TO SHOPPING PLAZAS AND GROCERY STORES! NO NEIGHBOURS BEHIND! Welcome to this FULLY RENOVATED TOWNHOME in the SOUGH AFTER AND AMENTIY RICH COMMUNITY OF MARLBOROUGH PARK! This TOWNHOME FEATURES LUXURY RENOVATIONS, A HUGE DECK AND A FINISHED BASEMENT SPACE! You are GREETED with LUXURY VINYL PLANKS, FRESH PAINT, NEW LIGHTING AND MORE! The MAIN FLOOR features a SPACIOUS DINING ROOM RIGHT OFF THE BRAND NEW KITCHEN WITH STAINLESS STEEL CABINETS AND A HUGE LIVING ROOM THAT LOOKS ON TO YOUR HUGE PRIVATE DECK! There is ALSO A BEAUTIFUI FEATURE WALL FOR YOUR PERFECT HOME TV SETUP! The UPPER LEVEL FEAUTURES 3 BEDROOMS AND A BRAND NEW 4PC BATHROOM! ONE OF THE THREE BEDROOMS IS THE HUGE PRIMARY BEDROOM! THE BASEMENT FEATURES A DEDICATED LAUNDRY ROOM, ANOTHER 3 PC BATHROOM AND A HUGE REC ROOM PERFEC FOR A HOME GYM, THEATRE ROOM AND MORE! THE TOWNHOME ITSELF HAS EASY ACCESS TO 52 ST NE, 16 AVE NE AND STONEY TRAIL NE! It is only 25 MINUTES TO THE YYC AIRPORT AND ONLY 17 MINUTES TO DOWNTOWN YYC, YOU ARE ALSO MINUTES AWAY FROM SUNRIDGE MALL, THE EAST HILLS SHOPPING CENTRE AND PLC FULLY RENOVATED! CLOSE TO SHOPPING PLAZAS AND GROCERY STORES! NO NEIGHBOURS BEHIND! N/A Real Broker			

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















