



THE
A-TEAM

**RE/MAX
FIRST**

232 MANORA Crescent, Calgary T2A 4S5

MLS®#: **A2183519** Area: **Marlborough Park** Listing Date: **12/14/24** List Price: **\$659,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1974** Abv Sqft: **1,126**
 Lot Sz Ar: **5,726 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **1,126**

Access:
 Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **Off Street**

DOM

7
Layout
 Beds: **6 (3 3)**
 Baths: **3.0 (2 2)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame,Wood Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Vinyl**
 Sewer: Water Source:
 Ext Feat: **Other,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Washer/Dryer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`3" x 4`2"	Living Room	Main	14`10" x 15`1"
Entrance	Main	4`2" x 3`6"	Dining Room	Main	8`10" x 9`3"
Kitchen	Main	12`6" x 11`8"	Laundry	Main	2`9" x 2`8"
Bedroom	Main	10`4" x 8`3"	4pc Bathroom	Main	8`2" x 4`11"
Bedroom	Main	10`3" x 8`11"	Bedroom - Primary	Main	13`4" x 11`0"
2pc Ensuite bath	Main	5`0" x 4`6"	Bedroom	Basement	11`4" x 8`7"
Bedroom	Basement	11`4" x 8`7"	Furnace/Utility Room	Basement	13`3" x 5`6"

4pc Bathroom
Game Room
2pc Ensuite bath

Basement
Basement
Basement

7`10" x 4`11"
18`0" x 12`6"
4`4" x 3`10"

Kitchen
Bedroom

Basement
Basement

10`6" x 12`5"
12`6" x 9`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7410024

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to fully renovated yet another designer home, this time in desire Community of Marlboro Park. Detached Bungalow, Perfect investment property to live up and rent down or rent both. Comes with total of 6 bed, 4 washroom, 2 kitchen, 2 living, 2 separate laundries, separate entrance. and huge backyard with ample parking. As you enter to open concept living room, with elegant feature wall having electric fire place to keep your winters warm, high end kitchen with quartz, island, appliance and dinning. Separate laundry, full 4 pc washroom, 3 bedroom, master comes with ensuite 2 pc washroom, high end vinyl plank through out the house. Basement, has its own separate entrance, comes with illegal suite, huge living, kitchen, full 4 pc washroom, 3 bed, master bed comes with ensuite 2 pc washroom, separate laundry, utility room. Huge backyard, new windows, roof, gutter. Close to major roads and amenities, enjoy the showing listing and call for private showing thx..

Inclusions:
Property Listed By:

None
Real Estate Professionals Inc.

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











