



THE
A-TEAM

**RE/MAX
FIRST**

175 MANORA Place #18, Calgary T2A 4P6

MLS® #: **A2186327** Area: **Marlborough Park** Listing Date: **01/08/25** List Price: **\$348,000**
 Status: **Active** County: **Calgary** Change: **-\$1,000, 04-Apr** 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: **Level**
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,016**
 Low Sqft:
 Ttl Sqft: **1,016**

DOM

88
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`2" x 8`4"	Kitchen	Main	8`8" x 11`2"
Living Room	Main	13`4" x 17`9"	4pc Bathroom	Upper	7`7" x 4`10"
Bedroom	Upper	11`1" x 7`5"	Bedroom	Upper	11`1" x 8`3"
Bedroom - Primary	Upper	15`8" x 8`10"	3pc Bathroom	Basement	7`7" x 4`8"
Den	Basement	9`9" x 11`0"	Laundry	Basement	3`1" x 4`9"
Game Room	Basement	16`6" x 13`3"			

Legal/Tax/Financial

Condo Fee:
\$336

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **7711195**

Remarks

Pub Rmks: **Welcome to this corner unit beautifully renovated townhouse in the community of Marlborough park. Upgrades to the house fresh paint, new flooring, updated lighting, new faucets, and doors, along with remodeled bathrooms, this home feels modern and inviting House comes with finished basement. while you enter on the main floor you will be delighted by the huge living room, brand new kitchen boasts an island and all upgraded stainless steel appliances. Don't stop here step out to your own private backyard for weekend gatherings and bbq parties. Step upstairs which have 3-bedrooms and 4-piece washroom. In addition to all these it has basement finished with family room, den, 3-piece washroom and laundry room. 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, GYM VMT 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: **N/A**
Property Listed By: **RE/MAX iRealty Innovations**

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







