



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**195 MANORA Place #31, Calgary T2A5J8**

MLS®#: **A2186460**

Area: **Marlborough Park**

Listing Date: **01/10/25**

List Price: **\$315,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **1976**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,082**  
Low Sqft:  
Ttl Sqft: **1,082**

DOM

**22**  
Layout  
Beds: **3 (3 )**  
Baths: **1.0 (1 0)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space,Lawn,Low Maintenance Landscape,Landscaped,Level**  
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,Courtyard,Playground**

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

Kitchen Appl: **Dryer,Electric Range,Refrigerator,Washer,Window Coverings**  
Int Feat: **No Smoking Home,Storage,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Pantry</b>	<b>Main</b>	<b>2`0" x 2`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`3" x 11`0"</b>
<b>Entrance</b>	<b>Main</b>	<b>6`5" x 3`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`11" x 11`7"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`11" x 11`8"</b>
<b>Office</b>	<b>Basement</b>	<b>16`0" x 9`11"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>8`6" x 7`2"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>8`1" x 7`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`6" x 8`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`0" x 11`6"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>8`0" x 4`11"</b>
<b>Flex Space</b>	<b>Basement</b>	<b>8`5" x 8`3"</b>
<b>Laundry</b>	<b>Basement</b>	<b>4`9" x 16`1"</b>

Condo Fee:  
**\$458**

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

Zoning:  
**(M-C1)**

Legal Desc: **7710205**

Remarks

Pub Rmks: **(BACK ON THE MARKET DUE TO FINANCING) Affordability, Function & Location! These are the three words that first came to mind when I viewed #31, 195 Manora Place NE. This highly functional layout is perfect for a family looking to get into the Calgary property market for an affordable price, whilst not sacrificing on functionality! The main floor boasts a Kitchen / Eating area for those busy mornings and a large family room that flows through the sliding glass doors to the private SW facing patio! Upstairs there are 3 ample sized bedrooms as well as a 4 piece bath. The basement is fully developed with a laundry room, and a rec room perfect for family time. The rear deck has the all important sunny west exposure and a large green space that is hard to beat! This end unit provides more privacy and recent updates in the complex included vinyl windows and a new exterior! There are 2 assigned parking stalls for added convenience. This location is truly walkable with commercial shops and restaurants all nearby. Transit is a breeze with quick access to the LRT, and for those commuting by car, The Trans Canada highway and access to the Ring Road, are all just one street light away! Marlborough Park is a Mature NE Calgary community offering all levels of schools and services. Book your showing today!**

Inclusions: **None**  
Property Listed By: **2% Realty**

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













