



THE
A-TEAM

**RE/MAX
FIRST**

195 MANORA Place #37, Calgary T2A 5J8

MLS®#: **A2194079** Area: **Marlborough Park** Listing Date: **02/11/25** List Price: **\$398,800**
 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:

Access:

Lot Feat: **Interior Lot,Level,No Neighbours Behind**
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,120**
 Low Sqft:
 Ttl Sqft: **1,120**

DOM

11
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Lighting,Private Yard**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer**
 Int Feat: **Closet Organizers,Open Floorplan,Quartz Counters,Recessed Lighting,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	35`0" x 27`8"
Living Room	Main	56`7" x 36`1"
4pc Bathroom	Upper	26`3" x 16`5"
Bedroom	Upper	29`3" x 38`7"
3pc Bathroom	Basement	21`4" x 22`2"

Room	Level	Dimensions
Kitchen	Main	26`10" x 23`6"
Bedroom - Primary	Upper	45`5" x 38`3"
Bedroom	Upper	26`3" x 45`11"
Laundry	Basement	20`6" x 27`4"
Game Room	Basement	54`8" x 33`1"

Legal/Tax/Financial

Condo Fee:
\$447

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

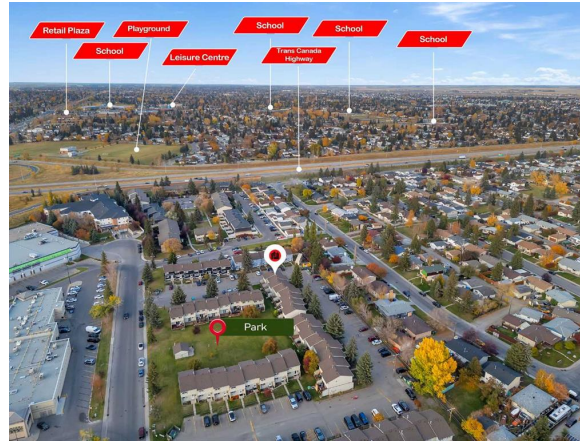
Legal Desc: **7710205**

Remarks

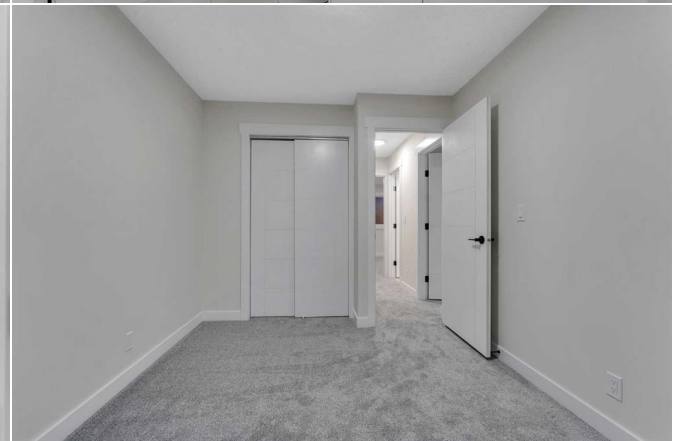
Pub Rmks: **BRAND NEW VINYL SIDING! FULLY RENOVATED! CLOSE TO SHOPPING PLAZAS AND GROCERY STORES! NO NEIGHBOURS BEHIND! Welcome to this FULLY RENOVATED TOWNHOME in the SOUGHT AFTER AND AMENITY RICH COMMUNITY OF MARLBOROUGH PARK! This TOWNHOME FEATURES LUXURY RENOVATIONS, A HUGE DECK AND A FINISHED BASEMENT 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 BEAUTIFUL FEATURE WALL FOR YOUR PERFECT HOME TV SETUP! The UPPER LEVEL FEATURES 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 PERFECT 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!**

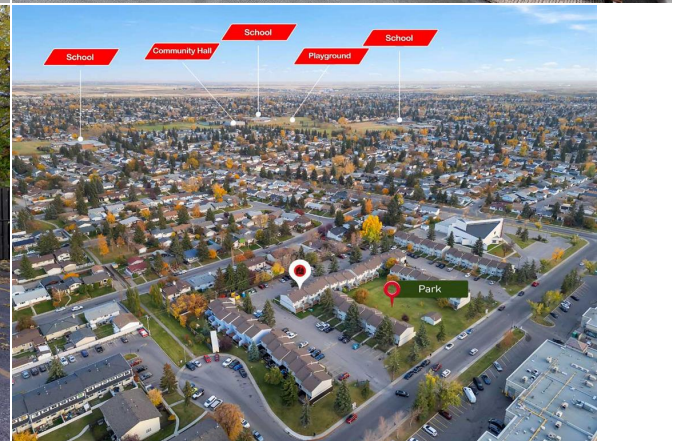
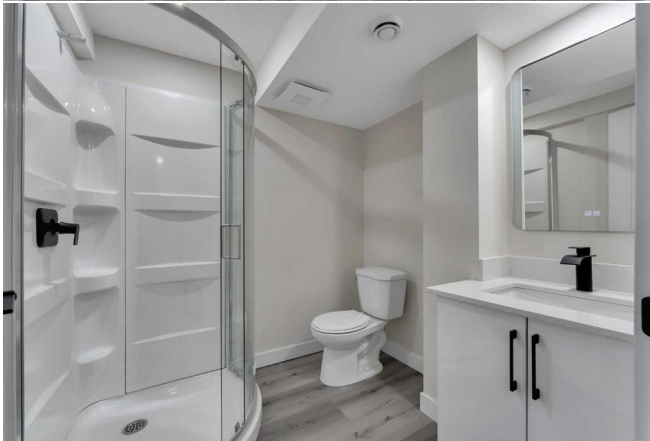
Inclusions: **N/A**
Property Listed By: **Real Broker**

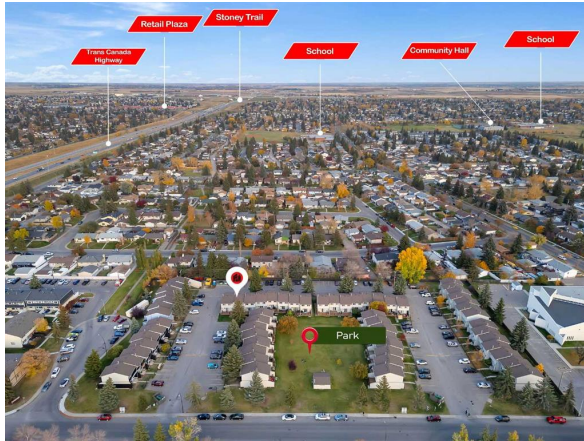
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











37-195 Manora PI NE, Calgary, AB

Main Building: Total Exterior Area Above Grade: 11,207.79 sq ft



0 2 4 6 8
Main Floor: Exterior Area 11,207.79 sq ft
1st Floor: Exterior Area 1,981.17 sq ft
Basement (Below Grade): Exterior Area 452.24 sq ft
PREPARED: 2024/10/16
EiGUIDE

White regions are excluded from total floor area in EiGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



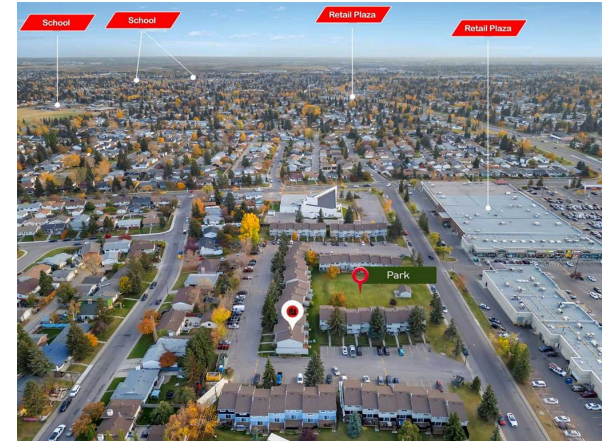
37-195 Manora PI NE, Calgary, AB

Main Floor: Exterior Area 522.82 sq ft
Interior Area 492.24 sq ft



0 3 6 9
PREPARED: 2024/10/16
EiGUIDE

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37-195 Manora PI NE, Calgary, AB

1st Floor: Exterior Area 508.17 sq ft
Interior Area 469.19 sq ft



0 3 6 9
PREPARED: 2024/10/16
EiGUIDE

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Basement (Below Grade): Exterior Area 483.22 sq ft
Interior Area 432.87 sq ft



0 2 4 6 8
PREPARED: 2024/10/16
EiGUIDE

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