



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**184 MANORA Hill, Calgary T2A 4R9**

MLS® #: **A2197348**      Area: **Marlborough Park**      Listing Date: **02/26/25**      List Price: **\$574,500**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1975**  
Lot Information  
 Lot Sz Ar: **4,994 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,203**  
 Low Sqft:  
 Ttl Sqft: **1,203**

DOM  
**0**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Low Maintenance Landscape,Rectangular Lot**  
 Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Mid Efficiency,Fireplace(s),Forced Air**  
 Sewer:  
 Ext Feat: **Private Entrance,Private Yard**  
 Construction: **Brick,Stucco,Wood Frame,Wood Siding**  
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer**  
 Int Feat: **Bar,Ceiling Fan(s),Central Vacuum,No Animal Home,Separate Entrance,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple**      Zoning: **R-CG**  
 Legal Desc: **7410024**

Remarks

Pub Rmks: **Here is the project you have been waiting for. Grab up this 1,200 sq ft bungalow with a large, illegal, 1 bedroom basement suite. 3 bedrooms on the main level, with a 4 pc bath and a 2 pc ensuite in primary bedroom. Flooring has been upgraded here and there, throughout the years but this is your time to transform this rock solid property. A large family room area in the basement suite, with it's own wood burning fireplace. The basement suites kitchen/ eating area is quite large with 3 appliances, a 3 pc bath and generous sized bedroom. This home sits on a 50ft x 100ft lot with south facing backyard and a massive 26ft x 24ft finished garage. ( gas line but no heat ) Now here's a garage you can do something in. A virtually maintenance free backyard, with room for RV parking. Both roofs were re-shingled in 2022. Soffit, fascia and eavestroughs were replaced. You don't find many 1,200 sq foot bungalows in Marlborough / Marlborough Park with the illegal suite and huge garage as well. House is in "move in" condition, then get to work. ( furniture in suite are negotiable ) Chair lift helps anyone with mobility issues , to and from the basement.**

Inclusions: **All appliances in basement suite. Suite Furniture & stair lift negotiable**

Property Listed By: **TREC The Real Estate Company**

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













