



THE
A-TEAM

**RE/MAX
FIRST**

165 MANORA Place #143, Calgary T2A 7X5

MLS® #: **A2197365** Area: **Marlborough Park** Listing Date: **03/05/25** List Price: **\$261,999**
Status: **Active** County: **Calgary** Change: **-\$8k, 04-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2000**
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **929**
Low Sqft:
Ttl Sqft: **929**

DOM

49
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Secured,Stall,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Courtyard**

Construction: **Brick,Vinyl Siding**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Oven,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,Laminate Counters,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	11`5" x 13`11"	Walk-In Closet	Main	5`6" x 7`8"
4pc Ensuite bath	Main	9`7" x 4`11"	Laundry	Main	4`8" x 2`8"
Entrance	Main	5`11" x 3`11"	4pc Bathroom	Main	7`10" x 5`9"
Bedroom	Main	9`10" x 9`11"	Living Room	Main	15`1" x 13`9"
Dining Room	Main	8`3" x 9`5"	Kitchen	Main	10`5" x 6`9"

Legal/Tax/Financial

Condo Fee: **\$703** Title: **Fee Simple** Zoning: **M-C1**

Legal Desc:	0011978	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>This exceptional ground floor CORNER UNIT features 930 SQFT of well-designed living space and has TWO LARGE BEDROOMS and TWO 4-PIECE BATHROOMS. The living space is open-concept with an abundance of windows, bringing in plenty of natural light. The kitchen extends by way of a breakfast bar, and if you prefer something more formal there is a dining area. You'll love the cozy CORNER GAS FIREPLACE in the living room and the sliding patio doors that open to a huge covered WRAP AROUND DECK that borders a private GREEN SPACE. The large primary bedroom has a sizeable WALK-IN CLOSET and 4 PIECE ENSUITE. There is another 4-piece bathroom located close to the second bedroom and the living area. This condo features IN-SUITE LAUNDRY, ASSIGNED STORAGE (Locker # P18) on the same floor, and TITLED UNDERGROUND PARKING (Stall #85). Sunrise Pointe has an exercise room, activity room, secure underground VISITOR PARKING and bicycle storage. And it is even PET-FRIENDLY. Marlborough Park is just 8 km from downtown with easy access to all major routes such as Trans Canada highway, Memorial Drive, and the Calgary Airport. Walk to TransCanada Center, Tim Hortons, restaurants, and Calgary Transit. Private, quiet, peaceful living is found in this EXCLUSIVE 55+ ADULT building. If this appeals to you and all residents are over 55 years of age, call your Realtor today to view it!</p>		
Inclusions:	N/A		
Property Listed By:	Century 21 Bamber Realty LTD.		

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









