

\$249,000 - 62, 175 Manora Place Ne, Calgary

MLS® #A2091286

\$249,000

3 Bedroom, 2.00 Bathroom, 1,077 sqft
Residential on 0.00 Acres

Marlborough, Calgary, Alberta

Charming 3-Bedroom Townhouse in the Heart of Marlborough: Welcome to an opportunity in Marlborough! This 3-bedroom, 1.5-bathroom row townhouse is a promising prospect for both first-time homebuyers and savvy investors. Situated in the culturally diverse neighborhood of Marlborough, this property offers easy access to major roadways and the convenience of Marlborough Mall just around the corner.

This townhouse, built in 1977, boasts 3 spacious bedrooms and 1.5 bathrooms. While it provides an ideal canvas for personal touches, it requires some tender loving care, including paint and flooring. The finished basement adds to the living space and even has the potential for a basement shower (confirmation required). Currently tenant-occupied, it generates \$1400 per month, plus utilities, until April 2024, ensuring an immediate return on investment.

This property offers an excellent entry point into the Calgary real estate market. It's the perfect opportunity for those willing to invest a little effort in exchange for substantial potential. Whether you're seeking your dream home or a lucrative investment, this property promises both. Don't let this chance slip away. Schedule your viewing today and explore the potential this home has.

Built in 1977



Essential Information

MLS® #	A2091286
Price	\$249,000
Sold Price	\$245,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,077
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	62, 175 Manora Place Ne
Subdivision	Marlborough
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5P7

Amenities

Amenities	Park, Parking, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, See Remarks
Appliances	Electric Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Playground, Private Entrance, Private Yard
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Lot Description	Cleared, Front Yard, Interior Lot, Paved, See Remarks
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2023
Date Sold	November 18th, 2023
Days on Market	15
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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