

\$254,900 - 427, 165 Manora Place Ne, Calgary

MLS® #A2115101

\$254,900

2 Bedroom, 2.00 Bathroom, 1,064 sqft

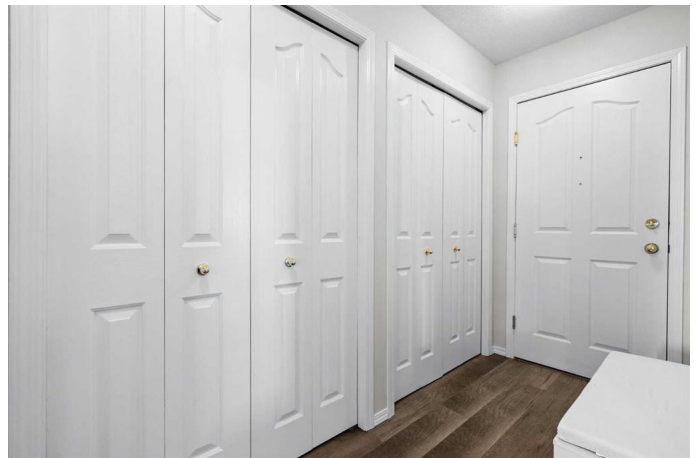
Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

Welcome to 30+ ADULT LIVING at Sunrise Pointe Condo, where COMFORT MEETS CONVENIENCE! Step into this excellently maintained, penthouse corner unit boasting 1064 square feet of living space, flooded with natural light, and adorned with BRAND NEW FLOORING and FRESHLY PAINTED WALLS awaiting your personal touch.

This residence features a generously sized master bedroom with a large walk-in closet and 4-piece ensuite. Additionally, a well-appointed secondary bedroom complemented by a 4-piece bathroom. Enjoy the cozy atmosphere created by the beautiful gas FIREPLACE in the living room, perfect for unwinding after a long day or hosting gatherings with loved ones. Convenience is paramount with IN-SUITE LAUNDRY, streamlining your daily tasks. The kitchen is a chef's delight, complete with a breakfast bar and ample cupboard space, making meal preparation a breeze.

Step outside to your PRIVATE DECK or retreat to the SUNROOM with a good book and your favorite plants, indulging in quiet moments of relaxation. Your designated TITLED PARKING space awaits in the heated underground parking, accompanied by a convenient STORAGE unit located on the same floor as the condo unit, just steps away from your front door.



The building offers an elevator for easy access and a VARIETY OF AMMENITIES in the common areas for your enjoyment. From a fitness room and boardroom to an activity room with a full kitchen for entertaining, there's something for everyone. Outside, a large seating area on the common patio awaits, providing the perfect setting to bask in the sun with friends and family.

Convenience extends beyond the building, with Trans-Canada Mall just a few steps away, offering a plethora of retail outlets, dining establishments, and a grocery store to cater to your daily needs effortlessly. Pets are welcomed with board approval, adding to the warmth and inclusivity of the community.

Don't miss out on the opportunity to make this HOME SWEET HOME! Schedule your viewing today.

Built in 2000

Essential Information

MLS® #	A2115101
Price	\$254,900
Sold Price	\$282,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,064
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	427, 165 Manora Place Ne
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Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7X5

Amenities

Amenities	Elevator(s), Fitness Center, Picnic Area, Recreation Room, Storage
Parking Spaces	1
Parking	Parkade, Titled

Interior

Interior Features	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony, Storage
Construction	Brick, Vinyl Siding

Additional Information

Date Listed	March 15th, 2024
Date Sold	March 28th, 2024
Days on Market	13
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Manor Hill Realty YYC Inc.
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