

\$335,000 - 30, 175 Manora Place Ne, Calgary

MLS® #A2116369

\$335,000

4 Bedroom, 2.00 Bathroom, 1,063 sqft

Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

Please check iGuide for interior pictures

Welcome to your ideal starter home! This charming 4-bedroom townhouse features 2 bathrooms and boasts lower condo fees for added affordability. Nestled in a convenient location, it's just a 5-minute walk from essential amenities such as grocery stores, churches, schools, shopping centers, and the bus stop, offering unparalleled convenience.

Step inside to discover a cozy interior with a seamless layout, perfect for both relaxation and entertaining guests.

The kitchen is equipped with sleek countertops, contemporary cabinetry, and stainless steel appliances, making meal preparation a breeze.

Retreat to the inviting bedrooms, each offering ample space and natural light, providing comfortable sanctuaries for rest and relaxation. The bathrooms feature elegant fixtures and finishes, ensuring a refreshing experience every day.

Outside, a private patio or backyard offers the perfect space for al fresco dining, morning coffee, or simply unwinding amidst the tranquillity of nature.

With easy access to highways, commuting is



effortless, making this home perfect for busy professionals and families alike. Don't miss out on the opportunity to make this charming townhouse your own. Schedule your showing today and prepare to fall in love with everything it has to offer!

Built in 1977

Essential Information

MLS® #	A2116369
Price	\$335,000
Sold Price	\$365,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,063
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	30, 175 Manora Place Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5P7

Amenities

Amenities	Park, Parking, Playground, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Plug-In, Stall

Interior

Interior Features	Breakfast Bar, Open Floorplan, Quartz Counters
-------------------	--

Appliances	Dishwasher, Dryer, Microwave Hood Fan, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Playground, Private Yard, Storage
Lot Description	Back Yard, City Lot, Low Maintenance Landscape, No Neighbours Behind, Other, Paved
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2024
Date Sold	April 2nd, 2024
Days on Market	13
Zoning	mc1-d100
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.