

\$309,000 - 71, 175 Manora Place Ne, Calgary

MLS® #A2168998

\$309,000

3 Bedroom, 1.00 Bathroom, 976 sqft

Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

\$20,000 PRICE IMPROVEMENT Ideal for a small family or first-time homebuyer, this beautifully renovated 3-bedroom townhome offers both comfort and convenience. The home features a modernized 4-piece bathroom and fresh paint throughout. On the main level, you'll find a bright kitchen with ample cabinetry, a new backsplash, and an adjacent dining area. The spacious living room boasts a large, sun-filled window with direct access to a private, fenced east-facing yard—perfect for outdoor relaxation.

Upstairs, the primary bedroom is generously sized, along with two additional well-proportioned bedrooms, and a tastefully updated bathroom. Newer carpets run throughout the home, enhancing the cozy feel. The unfinished basement offers plenty of potential for storage, or the opportunity to create a future family room or home office. Located in a family-friendly condo complex with a playground for young children, this home also includes a conveniently located parking stall right across from the unit. Just a short walk to grocery stores, the mall, transit, and major roadways, this townhome combines modern updates with an unbeatable location. Don't miss out—schedule your viewing today!

Built in 1977

Essential Information



MLS® #	A2168998
Price	\$309,000
Sold Price	\$302,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	976
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	71, 175 Manora Place Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5P7

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Stall, Assigned

Interior

Interior Features	Laminate Counters, Open Floorplan
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Front Yard
Roof	Asphalt Shingle

Construction	Asphalt, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2024
Date Sold	October 28th, 2024
Days on Market	26
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
----------------	-----------

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.