

# \$348,000 - 18, 175 Manora Place Ne, Calgary

MLS® #A2186327

**\$348,000**

3 Bedroom, 2.00 Bathroom, 1,016 sqft  
Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

Welcome to this corner unit beautifully renovated townhouse in the community of Marlborough park. Upgrades to the house fresh paint, new flooring, updated lighting, new faucets, and doors, along with remodeled bathrooms, this home feels modern and inviting. House comes with finished basement. While you enter on the main floor you will be delighted by the huge living room, brand new kitchen boasts an island and all upgraded stainless steel appliances. Don't stop here step out to your own private backyard for weekend gatherings and bbq parties. Step upstairs which have 3-bedrooms and 4-piece washroom. In addition to all these it has a basement finished with family room, den, 3-piece washroom and laundry room. This home presents an excellent opportunity to enter the Calgary market, conveniently located near major roadways, amenities, parks, schools, and public transit. Just a quick three-minute walk takes you to the TransCanada Centre, where a variety of shops and restaurants await, including Save-On Foods, Subway, Tim Hortons, Esso, 7-11, Madurai Kitchen, Anatolia Turkish, GYMVMF Fitness, Bulk Barn, ACE Liquor, Tip Top Barbershop, Pizza Hut, Mr. Schnapps Bar, KFC, Thanh Hung Vietnamese, and more! Welcome to your new home in Marlborough Park!

Built in 1977



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2186327      |
| Price          | \$348,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,016         |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 18, 175 Manora Place Ne |
| Subdivision | Marlborough Park        |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2A 4P6                 |

## Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | Parking, Playground, Trash |
| Parking Spaces | 1                          |
| Parking        | Stall                      |

## Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Range Hood |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full                                                      |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Level           |
| Roof              | Asphalt Shingle |

|              |                                 |
|--------------|---------------------------------|
| Construction | Stucco, Wood Frame, Wood Siding |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | January 8th, 2025 |
| Days on Market | 113               |
| Zoning         | M-C1              |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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