# \$260,000 - 306, 165 Manora Place Ne, Calgary

MLS® #A2241996

## \$260,000

2 Bedroom, 2.00 Bathroom, 1,011 sqft Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

\*\*\*\*\* 10K Price Drop \*\*\*\*\* Welcome to Sunrise Pointe, a well-maintained 55+ complex in Marlborough Park. This bright and spacious top-floor corner unit offers 1,011 square feet of comfortable living space, featuring two bedrooms and two full bathrooms. Enjoy peaceful south and west-facing exposure that fills the home with natural light throughout the day. The open-concept layout features a large living and dining area, as well as a kitchen with ample cabinet space. The primary bedroom includes a walk-through closet and a private ensuite. Freshly painted throughout, with brand new carpet in the primary bedroom, this home is move-in ready.

Additional conveniences include in-suite laundry and a private balcony perfect for enjoying sunset views. The building offers secure underground parking, a social room, and a fitness area for residents. Located just a short walk from shopping and everyday amenities, this home is ideal for those seeking a quiet and connected lifestyle.

Built in 1999

#### **Essential Information**

MLS® # A2241996 Price \$260.000

Bedrooms 2
Bathrooms 2.00
Full Baths 2







Square Footage 1,011
Acres 0.00
Year Built 1999

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 306, 165 Manora Place Ne

Subdivision Marlborough Park

City Calgary
County Calgary
Province Alberta
Postal Code T2A 7X5

#### **Amenities**

Amenities Bicycle Storage, Elevator(s), Fitness Center, Recreation Facilities,

Secured Parking, Snow Removal

Parking Spaces 1

Parking Parkade

#### Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked

Heating Baseboard, Boiler

Cooling None

# of Stories 3

#### **Exterior**

Exterior Features Balcony

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed July 29th, 2025

Days on Market 79

Zoning M-C1 d125

HOA Fees Freq. MON

# **Listing Details**

Listing Office eXp Realty

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