

# \$349,000 - 18, 175 Manora Place Ne, Calgary

MLS® #A2186327

**\$349,000**

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, GYMVMT 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	\$349,000
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, Range Hood, Refrigerator, Washer
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	85
Zoning	M-C1

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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