

# \$258,900 - 143, 165 Manora Place Ne, Calgary

MLS® #A2197365

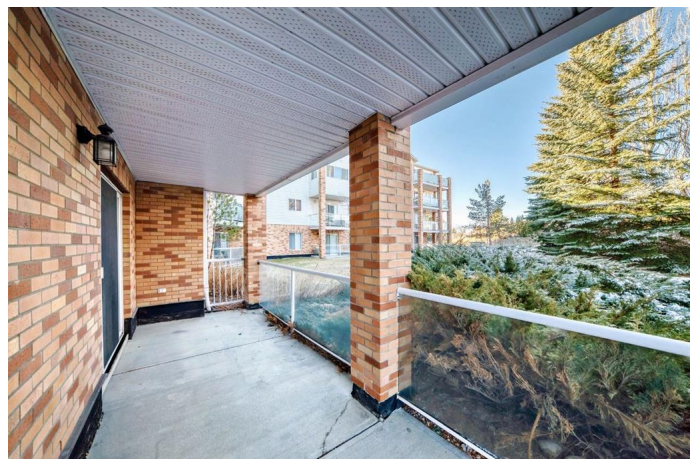
## \$258,900

2 Bedroom, 2.00 Bathroom, 930 sqft

Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

This exceptional ground floor CORNER UNIT features 930 SQFT of well-designed living space and has TWO LARGE BEDROOMS and TWO 4-PIECE BATHROOMS. The living space is open-concept with an abundance of windows, bringing in plenty of natural light. The kitchen extends by way of a breakfast bar, and if you prefer something more formal there is a dining area. You'll love the cozy CORNER GAS FIREPLACE in the living room and the sliding patio doors that open to a huge covered WRAP AROUND DECK that borders a private GREEN SPACE. The large primary bedroom has a sizeable WALK-IN CLOSET and 4 PIECE ENSUITE. Offering privacy to both bedrooms, the second bedroom is located on the opposite side of the condo. This condo features IN-SUITE LAUNDRY, ASSIGNED STORAGE (Locker # P18) on the same floor, and TITLED UNDERGROUND PARKING (Stall #85). Sunrise Pointe has an exercise room, activity room, secure underground VISITOR PARKING and bicycle storage. And it is even PET-FRIENDLY. Marlborough Park is just 8 km from downtown with easy access to all major routes such as Trans Canada highway, Memorial Drive, and the Calgary Airport. Walk to TransCanada Center, Tim Hortons, restaurants, and Calgary Transit. Private, quiet, peaceful living is found in this EXCLUSIVE 55+ ADULT building. Condos such as this one are a RARE FIND, and this one offers EXCEPTIONAL VALUE. If this appeals to you and all residents are over



55 years of age, call your Realtor today to view it!

Built in 2000

### Essential Information

MLS® #	A2197365
Price	\$258,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	930
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	143, 165 Manora Place Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7X5

### Amenities

Amenities	Elevator(s), Fitness Center, Parking, Picnic Area, Recreation Room, Visitor Parking, Bicycle Storage, Secured Parking, Storage
Parking Spaces	1
Parking	Stall, Titled, Underground, Secured

### Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Ceiling Fan(s), Closet Organizers, Laminate Counters
Appliances	Dishwasher, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Oven
Heating	Baseboard, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

### Exterior

Exterior Features	Courtyard
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding

### Additional Information

Date Listed	March 5th, 2025
Days on Market	77
Zoning	M-C1

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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