



**GRASSROOTS**  
REALTY GROUP

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**210, 165 Manora Place NE**  
**Calgary, Alberta**

**MLS # A2224940**



**\$228,500**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Marlborough Park                   |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 900 sq.ft.                         | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Titled                    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                   |                   |           |
|--------------------|-----------------------------------|-------------------|-----------|
| <b>Heating:</b>    | Baseboard                         | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Carpet, Laminate                  | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | \$ 679    |
| <b>Basement:</b>   | -                                 | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Brick, Wood Frame                 | <b>Zoning:</b>    | M-C1 d125 |
| <b>Foundation:</b> | -                                 | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Laminate Counters, No Animal Home |                   |           |

**Inclusions:** N/A

Adult living at its best! This bright and spacious 2-bedroom, 2-bath unit in Sunrise Pointe is freshened up and move-in ready with new carpet throughout. With 900 square feet of interior space, you'll appreciate the smart layout that includes a large living area, a full-sized kitchen, in-suite laundry, generous walk-in closet, and a private balcony perfect for your morning coffee or evening unwind. Both bedrooms are generously sized, with the primary offering its own ensuite and a walk-in closet. You'll also get titled underground parking and a separate assigned storage locker for the extra things you don't need every day. This is a well-run 55+ building with a strong community feel and plenty of amenities—library, party room, exercise space, and more. The location offers unbeatable convenience. You've got nearby shops, restaurants, grocery stores, and services—all just minutes away. Easy access to main roads make getting around town simple, and there's public transit right outside the building. If you're looking for an affordable, low-maintenance lifestyle without giving up comfort or space, this one's worth a look. For more information and photos, click the links below!