



GRASSROOTS
REALTY GROUP

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435, 165 Manora Place NE
Calgary, Alberta

MLS # A2226595



\$185,000

Division:	Marlborough Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	773 sq.ft.	Age:	1999 (26 yrs old)
Beds:	1	Baths:	1
Garage:	Other, Owned, See Remarks, Side By Side, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 587
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator, No Animal Home, No Smoking Home, Recreation Facilities, See Remarks		

Inclusions: N/A

Quick Possession available! TOP FLOOR! 2 TITLED PARKING STALLS. Adult Living 55plus Building. Live in Peace and comfort with this secure, spacious and well laid out 1 Bedroom + Den apartment. Close to loads of amenities and shopping. This unit features a very large master bedroom and a good sized den, for your convenience. Some newer appliances come with. The unit comes with two titled parking stalls for you and your partner or rent one out for some extra income. There is an exercise room as well and the unit has a convenient same floor storage room where you can get easy access to your storage locker. This unit is VACANT and move in ready as is or add some new paint and flooring if you like to spruce it up a little to make it your own. Quick possession is available in as little as 2 weeks. Grab this unit as your retirement home or as a solid investment property. Book your showing today.