



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

22, 175 Manora Place NE
Calgary, Alberta

MLS # A2229986



\$319,900

Division:	Marlborough Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,023 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 349
Basement:	Finished, Full	LLD:	-
Exterior:	Asphalt, Brick, Other, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Pantry, Storage, Vinyl Windows		

Inclusions:	N/A
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Welcome to this beautifully updated townhouse in the vibrant community of Marlborough Park! Step inside to a large, bright living room where you will immediately notice the updates — from new windows and fresh paint to new carpets and modern LED lighting, all completed within the last year, creating a welcoming and comfortable space with a lovely view of your private west-facing backyard. Step inside to a large, bright living room where you’ll immediately notice the modern updates — including new windows, fresh paint, new carpets, and energy-efficient LED lighting, all completed between 2024 and the present. This welcoming space offers a lovely view of your private, west-facing backyard — perfect for afternoon sunshine and relaxing evenings. The spacious, fully renovated kitchen features a stylish tile backsplash, a pantry for added storage, and brand new oven and dishwasher (2024). Just off the kitchen, the dining room offers an ideal spot for family meals or entertaining guests. Upstairs, two generously sized bedrooms provide plenty of comfort, including a large primary bedroom. The upper level is complemented by a completely renovated 4-piece bathroom, as well as new interior and closet doors that add a fresh, modern touch throughout. The finished basement includes a cozy family room, a 3-piece bathroom, a laundry room with a brand new washer and dryer, and a dedicated storage area — ready for your personal touches. Major mechanical upgrades have also been completed in the past year, including a high-efficiency furnace and hot water tank, ensuring year-round comfort and peace of mind. With over \$30,000 in renovations, this home offers incredible value, stylish updates, and lasting quality. The front entrance is located directly across from a park, providing a perfect green space for families and pets to enjoy. This,

pet-friendly complex (with board approval) offers low condo fees. It's also just steps from the TransCanada Centre, offering convenient access to Save-On-Foods, Tim Hortons, Rexall Pharmacy, GYMVMT Fitness, and more. Close to major traffic routes, public transit, schools, parks, and other key amenities, this is an exceptional opportunity for first-time buyers, families, or investors looking for a turnkey home in a well-connected Calgary neighbourhood. Quick possession is available. Book your private showing today and discover everything this fantastic Marlborough Park home has to offer! *** This property has been virtually staged for presentation purposes. The furniture and layout shown may not reflect actual size or scale. Please refer to the professionally measured dimensions provided in the listing for accurate information.***