



GRASSROOTS
REALTY GROUP

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343 Manora Rise NE
Calgary, Alberta

MLS # A2231159



\$569,900

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,180 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Wet Bar		

Inclusions: Garden Shed

Spacious Bungalow on BIG CORNER LOT in Marlboro Park with heated double garage. Very clean and well maintained, ready to move in. Main floor features a functional kitchen with upgraded Stainless Steel appliances, a big living room and good size dining room with HARDWOOD FLOOR, large master bedroom with ensuite bath, two good size kids' bedrooms and a main bathroom. (Dining room furniture can be sold with the house for your convenience). A separate entrance leads to the basement, which features a huge recreation room with wet bar—all done in REAL CEDAR WOOD, an additional bedroom, den that can be easily converted into kitchen if desired, and full bathroom—offering excellent rental or illegal/legal suite potential, subject to approval and permitting by the city/municipality. A lot of upgrades in this lovely home like NEW entry doors and Lux windows in 2021, new roof in 2022, new high efficiency furnace and hot water tank in 2017, new heater in the garage in 2023. Big backyard with RV parking. R-CG Zoning Lot. Perfect location on a quiet and safe street, walking distance to schools and parks. Close to shopping, gym, transit, C-train and easy access to Stoney Trail & Transcanada Highway.