



GRASSROOTS
REALTY GROUP

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435 Manora Drive NE
Calgary, Alberta

MLS # A2232356



\$499,900

Division:	Marlborough Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	963 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, No Animal Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: NA

Welcome to this bright and versatile home nestled on a remarkably quiet street, directly across from an off-leash dog park. The main level features hardwood floors, 2 bedrooms, 1 full bathroom, convenient main floor laundry, and fresh updates including new lighting and paint. The basement, with its own separate entrance, includes 2 bedrooms, 1 bathroom, kitchen, large windows for natural light, and second washer/dryer—ideal for extended family and guests. The large south-facing backyard is perfect for entertaining or gardening, complete with a double detached garage and extra rear parking. This property has been a rental for many years and is ready for someone with a designer’s eye to unlock its full potential. Close to schools, shopping, and public transit, with quick possession available!