



306, 165 Manora Place NE  
Calgary, Alberta

MLS # A2241996

**\$249,900**



|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Marlborough Park                   |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 1,011 sq.ft.                       | Age:   | 1999 (27 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Parkade                            |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                 |            |           |
|-------------|---------------------------------|------------|-----------|
| Heating:    | Baseboard, Boiler               | Water:     | -         |
| Floors:     | Carpet, Ceramic Tile, Laminate  | Sewer:     | -         |
| Roof:       | Asphalt Shingle                 | Condo Fee: | \$ 714    |
| Basement:   | -                               | LLD:       | -         |
| Exterior:   | Brick, Vinyl Siding, Wood Frame | Zoning:    | M-C1 d125 |
| Foundation: | Poured Concrete                 | Utilities: | -         |
| Features:   | See Remarks                     |            |           |
| Inclusions: | N/A                             |            |           |

\*\*\*\*\* 10K Price Drop \*\*\*\*\* Welcome to Sunrise Pointe, a well-maintained 55+ complex in Marlborough Park. This bright and spacious top-floor corner unit offers 1,011 square feet of comfortable living space, featuring two bedrooms and two full bathrooms. Enjoy peaceful south and west-facing exposure that fills the home with natural light throughout the day. The open-concept layout features a large living and dining area, as well as a kitchen with ample cabinet space. The primary bedroom includes a walk-through closet and a private ensuite. Freshly painted throughout, with brand new carpet in the primary bedroom, this home is move-in ready. Additional conveniences include in-suite laundry and a private balcony perfect for enjoying sunset views. The building offers secure underground parking, a social room, and a fitness area for residents. Located just a short walk from shopping and everyday amenities, this home is ideal for those seeking a quiet and connected lifestyle.