



GRASSROOTS
REALTY GROUP

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**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.