



GRASSROOTS
REALTY GROUP

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7, 175 Manora Place NE
Calgary, Alberta

MLS # A2257569



\$289,900

Division:	Marlborough Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,046 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 349
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Welcome to a very affordable well kept 3 bedroom 2 storey townhome located in desirable Marlborough! If you are looking for a starter home or a great rental property - be sure to come view this one. The main floor offers a large living room and a kitchen with a dining area. The upper floor comes with 3 bedrooms and a full bathroom. The basement has been framed already and just needs drywall and wiring to be fully functional. ***Laminate flooring throughout on both floors*** Enjoy a beautiful backyard and a short walk to the nearby plaza(with Safe On Foods, Dollarama and Tim Hortons). Walking distance to schools, parks and easy access to downtown, YYC and Foothills Industrial.