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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					

Floors:Carpet, LinoleumSewer:-Roof:Asphalt ShingleCondo Fee:\$ 349Basement:Full, Partially FinishedLLD:-Exterior:Stucco, Wood FrameZoning:M-C1 d100Foundation:Poured ConcreteUtilities:-	Heating:	Forced Air, Natural Gas	Water:	-
Basement: Full, Partially Finished LLD: - Exterior: Stucco, Wood Frame Zoning: M-C1 d100	Floors:	Carpet, Linoleum	Sewer:	-
Exterior: Stucco, Wood Frame Zoning: M-C1 d100	Roof:	Asphalt Shingle	Condo Fee:	\$ 349
	Basement:	Full, Partially Finished	LLD:	-
Foundation: Poured Concrete Utilities: -	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 Park! 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 with a short walk to the nearby plaza (with Save On Foods, Dollarama, Tim Hortons and a fantastic restaurant and bar, Mr.Schnapps! Food is fabulous there). Walking distance to schools, parks and easy access to 16th Avenue, Stoney Trail, YYC and Foothills Industrial. Book your showing today!