



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4, 195 Manora Place NE
Calgary, Alberta

MLS # A2266764



\$254,000

Division:	Marlborough Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	969 sq.ft.	Age:	1976 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 429
Basement:	Partial	LLD:	-
Exterior:	Aluminum Siding	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	n/a
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Welcome to this 2 bedroom townhome in Marlborough Park, complete with 2 parking spots directly in front of your unit, a full bath and a spacious room downstairs you can use as a home office a play area, or a rec room. Perfect for first-time buyers or savvy investors, this home offers comfort, convenience, and great value. You'll love being just steps from the TransCanada Centre and minutes from schools, transit, and shopping. Marlborough Park is a family-friendly community with playgrounds, sports fields, and plenty of green space for kids to explore, and exciting upgrades are on the horizon with the city's plans for new pathways and a refreshed Big Marlborough Park. Whether you're ready to put down roots or add a solid property to your portfolio, this home is a smart move with plenty of lifestyle perks.