



GRASSROOTS
REALTY GROUP

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49, 175 Manora Place NE
Calgary, Alberta

MLS # A2269125



\$298,500

Division:	Marlborough Park		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	960 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 343
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: Storage Shed

Looking for something affordable and move in ready? This is your opportunity!! Whether you're a first time home buyer or looking to add to your investment portfolio, you will want to check out this townhome. Located in the well managed complex of Marlborough Mews, this 3 bed, 1 bath townhome has been extensively upgraded with all new luxury vinyl plank flooring, fresh paint and trim throughout, new windows, new light fixtures, new hot water tank, newer furnace and more. Step inside to the spacious living room drenched in natural light, overlooking your own private yard space. The functional u-shaped kitchen is well equipped with new countertops, refinished cabinetry, stainless steel appliances, new sink & faucet, and seamlessly flows to a spacious dining area...perfect for gathering with friends and family. Retreat upstairs to the 3 bedrooms, each offering inviting spaces with natural light, providing comfortable sanctuaries for rest and relaxation. The main bath has features elegant finishes including a deep soaker tub/shower, white subway tile surround, a contemporary vanity, new toilet, fixtures and flooring. Make your way downstairs to the partially finished basement which offers great space for a rec room, playroom, or loads of storage if needed. Outside, you'll enjoy your private patio & yard space, offering the perfect space for a morning coffee, or simply unwinding after a long day amidst the tranquility of nature. With easy access to highways, commuting is effortless, making this home perfect for busy professionals and families alike. Don't miss out on the opportunity to make this charming townhouse your own. Schedule your showing today and prepare to fall in love with everything it has to offer!