



**GRASSROOTS**  
REALTY GROUP

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**222, 165 Manora Place NE  
Calgary, Alberta**

**MLS # A2279785**



**\$210,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Marlborough Park                   |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 903 sq.ft.                         | <b>Age:</b>   | 2000 (26 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Titled, Underground                |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                             |                   |           |
|--------------------|-----------------------------|-------------------|-----------|
| <b>Heating:</b>    | Baseboard                   | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Carpet, Linoleum            | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Asphalt Shingle             | <b>Condo Fee:</b> | \$ 689    |
| <b>Basement:</b>   | -                           | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Wood Frame                  | <b>Zoning:</b>    | M-C1 d125 |
| <b>Foundation:</b> | -                           | <b>Utilities:</b> | -         |
| <b>Features:</b>   | No Animal Home, See Remarks |                   |           |

**Inclusions:** Stove, Refrigerator, Microwave, washer/dryer stacked, portable window air conditioner unit. Two desk, half desks, filing cabinets in half bedroom.

**MOTIVATED SELLER! EXCELLANT VALUE!** 2-Bedroom, 2-bathroom Condo with Double Titled Parking in the Calgary. Discover really great value and potential in this 900 sq. ft. 2-bedroom, 2-bathroom unit located in the desirable 55+ adult living community of Sunrise Pointe. This unit offers a functional layout with a spacious living area, and while it could use a little TLC and finishing touches, it presents a fantastic opportunity to customize and make it your own. Some moving boxes are still around, but with a bit of vision, this space can truly shine! A standout feature of this unit is the TWO titled underground parking stalls—a rare and valuable bonus for owners or guests. Additional features include: Storage unit across from suite, Open-concept living and dining space Primary bedroom with walk-through closet and private ensuite Second full bathroom for guests or shared use In-suite laundry for added convenience Access to building amenities including a fitness room, social areas, and more Sunrise Pointe is a pet-friendly building (with board approval) located just steps from Trans-Canada Mall, with shopping, restaurants, and groceries all nearby. Whether you're an investor, downsizer, or first-time buyer, this is your chance to build equity in a great community!