



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

MLS # A2279785



\$210,000

Division: Marlborough Park

Type: Residential/Low Rise (2-4 stories)

Style: Apartment-Single Level Unit

Size: 903 sq.ft. **Age:** 2000 (26 yrs old)

Beds: 2 **Baths:** 2

Garage: Titled, Underground

Lot Size: -

Lot Feat: -

Water: -

Sewer: -

Condo Fee: \$ 689

LLD: -

Zoning: M-C1 d125

Utilities: -

Heating: Baseboard
Floors: Carpet, Linoleum
Roof: Asphalt Shingle
Basement: -
Exterior: Wood Frame
Foundation: -
Features: 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!