



**61, 175 Manora Place NE
Calgary, Alberta**

MLS # A2301142



\$269,900

Division:	Marlborough Park		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,069 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 387
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer

Welcome to this beautiful townhome in Marlborough Park, very well kept. As soon as you walk into the townhome you will be greeted with a bright and open living room with big windows which also has the view of the park to which this property backs on to. On the main floor you will also find a well laid out dining room next to the big kitchen which has all stainless steel appliances. Upstairs has a huge primary bedroom with walk in closet and an additional closet so lots of storage. Another good sized bedroom and a 4 pc bath completes this level. The fully finished basement comes with a rec room, another 4pc washroom and a storage room with window which can be developed as another bedroom. Close to all amenities, this townhome is a rare find. Why buy an apartment when you can get a townhome at the same price with more space and privacy?? Walking distance to the strip mall with KFC, Marble slab, Tim Horton's, save on foods, Dollarama and so much more!!