

# \$309,900 - 71, 175 Manora Place Ne, Calgary

MLS® #A2224786

**\$309,900**

3 Bedroom, 1.00 Bathroom, 976 sqft

Residential on 0.00 Acres

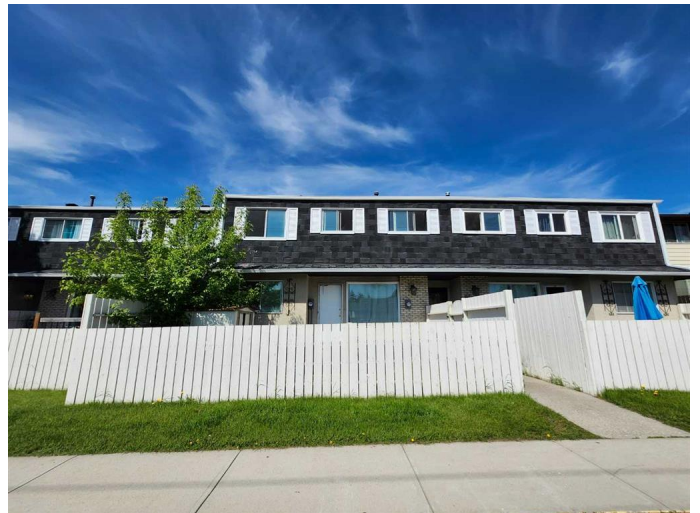
Marlborough Park, Calgary, Alberta

Welcome to #71, 175 Manora Place NE in Calgary! This impressive two-storey townhome is nestled in the desirable community of Marlborough Park in North Calgary and offers a wonderful opportunity to own a stylish and spacious home. Perfect for small families or first-time buyers, this renovated 3-bedroom property blends comfort and practicality. The home showcases a refreshed 4-piece bathroom and has been freshly painted throughout. The main floor features a bright, functional kitchen with plenty of cabinets and a new backsplash, flowing into a cozy dining area. The large living room is filled with natural light and opens directly to a private, fenced east-facing yardâ€”ideal for relaxing or entertaining outdoors.

Upstairs, you'll find a generous primary bedroom along with two additional bedrooms and a beautifully updated bathroom. Newer carpeting throughout adds warmth and comfort. The unfinished basement provides ample storage space or the potential to develop a family room or office.

Located in a welcoming, family-oriented condo complex with a playground, this home includes a conveniently located parking stall just steps from the front door. With easy access to shopping, public transit, major roads, and local amenities, this townhome offers modern upgrades in a prime location. Donâ€™t waitâ€”book your showing today!

Built in 1977



## Essential Information

MLS® #	A2224786
Price	\$309,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	976
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	71, 175 Manora Place Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5P7

## Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

## Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Landscaped, Private
Roof	Asphalt Shingle

Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	30
Zoning	M-C1 d100

**Listing Details**

Listing Office	CIR Realty
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