

# \$199,900 - 222, 165 Manora Place Ne, Calgary

MLS® #A2262972

**\$199,900**

2 Bedroom, 2.00 Bathroom, 903 sqft  
Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

Affordable 2-Bedroom Condo with Double  
Titled Parking in Sunrise Pointe!

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

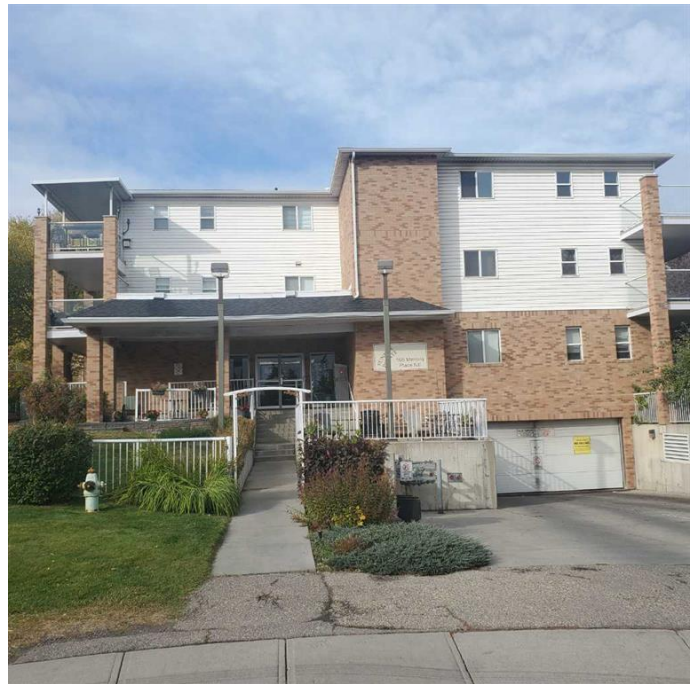
Second full bathroom for guests or shared use

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.

A little elbow grease will go a long way in this  
well-located condo. Whether you're an  
investor, downsizer, or first-time buyer, this is  
your chance to build equity in a great  
community!



Built in 2000

### Essential Information

MLS® #	A2262972
Price	\$199,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	903
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	222, 165 Manora Place Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7X5

### Amenities

Amenities	Elevator(s), Fitness Center, Recreation Facilities, Storage, Visitor Parking
Parking Spaces	2
Parking	Titled, Underground
# of Garages	2

### Interior

Interior Features	No Animal Home, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features Balcony, Garden, Storage  
Roof Asphalt Shingle  
Construction Wood Frame

**Additional Information**

Date Listed October 7th, 2025  
Days on Market 21  
Zoning M-C1 d125

**Listing Details**

Listing Office Royal LePage Blue Sky



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