

# \$299,900 - 71, 175 Manora Place Ne, Calgary

MLS® #A2224786

**\$299,900**

3 Bedroom, 1.00 Bathroom, 976 sqft

Residential on 0.00 Acres

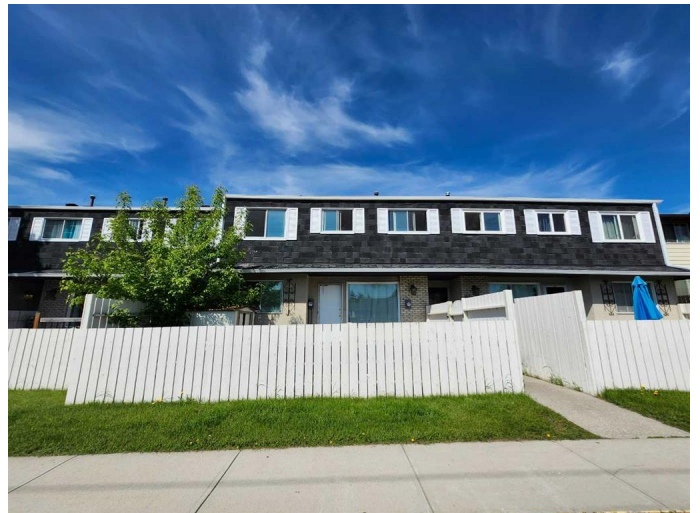
Marlborough Park, Calgary, Alberta

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 yard—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. Don't wait—book your showing today!

Built in 1977



## Essential Information

MLS® #	A2224786
Price	\$299,900
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	Stall, Assigned

## 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	38
Zoning	M-C1 d100

**Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.