



175 Manora Place Calgary Alberta

\$249,000

Charming 3-Bedroom Townhouse in the Heart of Marlborough: Welcome to an opportunity in Marlborough! This 3-bedroom, 1.5-bathroom row townhouse is a promising prospect for both first-time homebuyers and savvy investors. Situated in the culturally diverse neighborhood of Marlborough, this property offers easy access to major roadways and the convenience of Marlborough Mall just around the corner. This townhouse, built in 1977, boasts 3 spacious bedrooms and 1.5 bathrooms. While it provides an ideal canvas for personal touches, it requires some tender loving care, including paint and flooring. The finished basement adds to the living space and even has the potential for a basement shower (confirmation required). Currently tenant-occupied, it generates \$1400 per month, plus utilities, until April 2024, ensuring an immediate return on investment. This property offers an excellent entry point into the Calgary real estate market. It's the perfect opportunity for those willing to invest a little effort in exchange for substantial potential. Whether you're seeking your dream home or a lucrative investment, this property promises both. Don't let this chance slip away. Schedule your viewing today and explore the potential this home has. (id:6769)

Bedroom 11.00 Ft x 7.50 Ft
Primary Bedroom 8.92 Ft x 19.25 Ft
Bedroom 8.25 Ft x 11.08 Ft
4pc Bathroom 5.00 Ft x 7.67 Ft
Family room 18.75 Ft x 9.08 Ft

2pc Bathroom 3.08 Ft x 9.42 Ft
Laundry room 6.83 Ft x 15.75 Ft
Other 13.50 Ft x 12.42 Ft
Dining room 9.58 Ft x 10.58 Ft
Kitchen 9.08 Ft x 9.25 Ft

Listing Presented By:



Originally Listed by:
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