



175 Manora Place Calgary Alberta

\$330,000

Welcome to this beautifully updated townhouse in the vibrant community of Marlborough Park! Step inside to a large, bright living room where you will immediately notice the updates -- from new windows and fresh paint to new carpets and modern LED lighting, all completed within the last year, creating a welcoming and comfortable space with a lovely view of your private west-facing backyard. Step inside to a large, bright living room where you'll immediately notice the modern updates -- including new windows, fresh paint, new carpets, and energy-efficient LED lighting, all completed between 2024 and the present. This welcoming space offers a lovely view of your private, west-facing backyard -- perfect for afternoon sunshine and relaxing evenings. The spacious, fully renovated kitchen features a stylish tile backsplash, a pantry for added storage, and brand new oven and dishwasher (2024). Just off the kitchen, the dining room offers an ideal spot for family meals or entertaining guests. Upstairs, two generously sized bedrooms provide plenty of comfort, including a large primary bedroom. The upper level is complemented by a completely renovated 4-piece bathroom, as well as new interior and closet doors that add a fresh, modern touch throughout. The finished basement includes a cozy family room, a 3-piece bathroom, a laundry room with a brand new washer and dryer, and a dedicated storage area -- ready for your personal touches. Major mechanical upgrades have also been completed in the past year, including a high-efficiency furnace and hot water tank, ensuring year-round comfort and peace of mind. With over \$30,000 in renovations, this home offers incredible value, stylish updates, and lasting quality. The front entrance is located directly across from a park, providing a perfect green space for families and pets to enjoy. This, pet-friendly complex (with board approval) offers ...

4pc Bathroom 7.67 Ft x 4.92 Ft
 Bedroom 11.17 Ft x 7.58 Ft
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 Primary Bedroom 15.75 Ft x 8.92 Ft
 3pc Bathroom 6.92 Ft x 4.58 Ft
 Recreational, Games room 9.58 Ft x 7.58 Ft

Furnace 6.58 Ft x 6.92 Ft
 Laundry room 7.33 Ft x 4.58 Ft
 Dining room 10.42 Ft x 11.58 Ft
 Foyer 4.67 Ft x 3.92 Ft
 Living room 13.42 Ft x 13.92 Ft
 Kitchen 8.83 Ft x 11.25 Ft

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Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
 cm.mackenzie@shaw.ca