



# 195 Manora Place Calgary Alberta

\$349,900

Check out this lovely 3 bedroom 2 story townhouse located in Marlborough Park. The location is perfect as it is close to shopping areas, transportation and easily accessible via 16 Avenue, Stoney Trail and 52nd Street. The main floor has been designed to create a contemporary living space. The kitchen features updated cabinets and ample space in the breakfast nook. The living room features laminate flooring and leads out to a private backyard patio, which is also connected to a massive shared greenspace, perfect for unwinding or hosting gatherings. Upstairs is where you'll discover a master bedroom along with two more well-sized bedrooms and a full bathroom. The lower level offers living space with a family room, laundry area and an extra bathroom, providing versatility to suit your lifestyle. This townhouse includes two assigned parking spots conveniently located in front of the unit. Whether you're new to homeownership, have a growing family or looking for an investment opportunity, this house is worth checking out. Don't miss this chance! (id:6769)

4pc Bathroom 8.58 Ft x 5.83 Ft  
Recreational, Games room 16.50 Ft x 9.17 Ft  
Laundry room 7.67 Ft x 6.17 Ft  
Furnace 8.58 Ft x 6.17 Ft  
Living room 17.25 Ft x 11.00 Ft  
Kitchen 8.75 Ft x 8.08 Ft

Dining room 10.50 Ft x 6.75 Ft  
4pc Bathroom 8.00 Ft x 4.92 Ft  
Primary Bedroom 13.83 Ft x 11.58 Ft  
Bedroom 11.50 Ft x 8.00 Ft  
Bedroom 11.58 Ft x 8.83 Ft

Listing Presented By:



Originally Listed by:  
First Place Realty

<http://leohomes.ca/>



**Real Estate Professionals Inc.**

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

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