



## 165 Manora Place Calgary Alberta

\$210,000

MOTIVATED SELLER! EXCELLANT VALUE! 2-Bedroom, 2-bathroom Condo with Double Titled Parking in the Calgary. 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. Whether you're an investor, downsizer, or first-time buyer, this is your chance to build equity in a great community! (id:6769)

4pc Bathroom 9.00 Ft x 5.67 Ft

Other 6.00 Ft x 8.17 Ft

Bedroom 14.50 Ft x 8.92 Ft

Kitchen 11.17 Ft x 9.00 Ft

Primary Bedroom 16.25 Ft x 10.67 Ft

4pc Bathroom 4.83 Ft x 8.17 Ft

Living room 21.50 Ft x 12.67 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Blue Sky

**RE/MAX Realty Professionals**

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