



# 175 Manora Place NE Calgary Alberta

\$330,000

Welcome to your new home in Marlborough Park! This charming corner unit townhouse offers over 1,200 sq.ft. of comfortable living space and a wonderful community atmosphere. Featuring 3 bedrooms and 1 bathroom, this centrally located gem in the heart of Marlborough has it all. The spacious kitchen and dining area overlooks both the living room and your private yard. This layout is perfect for both entertaining and everyday living. Upstairs, you'll find three generously sized bedrooms and a full 4-piece bathroom. The basement is awaiting your personal touch. The private yard, with it's own side entrance, is perfect for both family and pets. This townhome offers an excellent entry point into the Calgary market, providing easy access to major roadways, numerous amenities, parks, schools, and public transit. A quick 3-minute walk brings you to the TransCanada Centre, where you'll find a variety of shops and restaurants including Save-On Foods, Subway, Tim Hortons, Esso, 7-11, Anatolia Turkish, GYMVMF Fitness, Bulk Barn, ACE Liquor, Tip Top Barbershop, Pizza Hut, Mr. Schnapps Bar, KFC, Thanh Hung Vietnamese, and more! Don't miss out on this fantastic opportunity to own a beautiful townhome in a prime location! (id:6769)

Living room 13.50 Ft x 13.50 Ft

Kitchen 9.17 Ft x 9.33 Ft

Dining room 10.25 Ft x 9.75 Ft

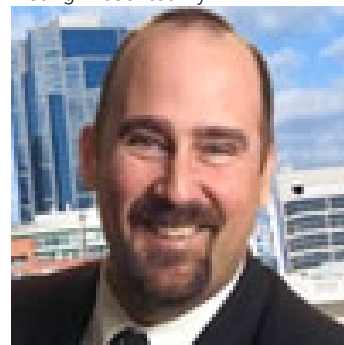
Primary Bedroom 15.83 Ft x 9.00 Ft

Bedroom 11.17 Ft x 8.33 Ft

Bedroom 11.17 Ft x 7.67 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca