



## 175 Manora Place Calgary Alberta

\$380,000

This beautifully renovated corner unit townhome features 4 bedrooms and 2 full bathrooms, offering over 1,340 sq. ft. of total space, including the basement, right in the heart of Marlborough. The brand-new kitchen boasts a spacious island and stainless steel appliances, while the large living room, complete with a big window, is filled with natural light! With fresh paint, new flooring, updated lighting, new faucets, and doors, along with remodeled bathrooms, this home feels modern and inviting. Enjoy a substantial private yard with views of the Marlborough Mews park/playground. The private yard has its own side entrance, perfect for family gatherings and pets. Upstairs, you'll find three generously sized bedrooms and a full three-piece bathroom. The fully finished basement includes a room with a full bathroom and a large family/recreation area for fun and relaxation. This home presents an excellent opportunity to enter the Calgary market, conveniently located near major roadways, amenities, parks, schools, and public transit. Just a quick three-minute walk takes you to the TransCanada Centre, where a variety of shops and restaurants await, including Save-On Foods, Subway, Tim Hortons, Esso, 7-11, Madurai Kitchen, Anatolia Turkish, GYMVMT Fitness, Bulk Barn, ACE Liquor, Tip Top Barbershop, Pizza Hut, Mr. Schnapps Bar, KFC, Thanh Hung Vietnamese, and more! Welcome to your new home in Marlborough Park! (id:6769)

3pc Bathroom 7.67 Ft x 4.75 Ft

Bedroom 9.92 Ft x 11.17 Ft

Recreational, Games room 16.75 Ft x 13.42 Ft

Furnace 6.58 Ft x 6.33 Ft

Dining room 10.25 Ft x 11.42 Ft

Kitchen 9.17 Ft x 11.42 Ft

Living room 13.42 Ft x 14.17 Ft

3pc Bathroom 7.83 Ft x 5.08 Ft

Bedroom 11.17 Ft x 7.50 Ft

Bedroom 11.25 Ft x 8.42 Ft

Primary Bedroom 15.75 Ft x 9.08 Ft

Listing Presented By:



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Exa Realty

<https://sumitnanda.ca/>

**RE/MAX Realty Professionals**

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