



# 195 Manora Place Calgary Alberta

\$315,000

Affordability, Function & Location! These are the three words that first came to mind when I viewed #31, 195 Manora Place NE. This highly functional layout is perfect for a family looking to get into the Calgary property market for an affordable price, whilst not sacrificing on functionality! The main floor boasts a Kitchen / Eating area for those busy mornings and a large family room that flows through the sliding glass doors to the private SW facing patio! Upstairs there are 3 ample sized bedrooms as well as a 4 piece bath. The basement is fully developed with a laundry room, and a rec room perfect for family time. The rear deck has the all important sunny west exposure and a large green space that is hard to beat! This end unit provides more privacy and recent updates in the complex included vinyl windows and a new exterior! There are 2 assigned parking stalls for added convenience. This location is truly walkable with commercial shops and restaurants all nearby. Transit is a breeze with quick access to the LRT, and for those commuting by car, The Trans Canada highway and access to the Ring Road, are all just one street light away! Marlborough Park is a Mature NE Calgary community offering all levels of schools and services. Book your showing today! (id:6769)

Bedroom 8.00 Ft x 11.50 Ft  
Bedroom 8.92 Ft x 11.58 Ft  
4pc Bathroom 8.00 Ft x 4.92 Ft  
Other 8.42 Ft x 8.25 Ft  
Office 16.00 Ft x 9.92 Ft  
Laundry room 4.75 Ft x 16.08 Ft  
Furnace 8.50 Ft x 7.17 Ft

Pantry 2.00 Ft x 2.25 Ft  
Kitchen 8.08 Ft x 7.17 Ft  
Living room 17.25 Ft x 11.00 Ft  
Dining room 10.50 Ft x 8.42 Ft  
Other 6.42 Ft x 3.42 Ft  
Primary Bedroom 13.92 Ft x 11.67 Ft

Listing Presented By:



Originally Listed by:  
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**RE/MAX Realty Professionals**

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