

# \$289,900 - 7, 175 Manora Place Ne, Calgary

MLS® #A2257569

**\$289,900**

3 Bedroom, 1.00 Bathroom, 1,046 sqft

Residential on 0.00 Acres

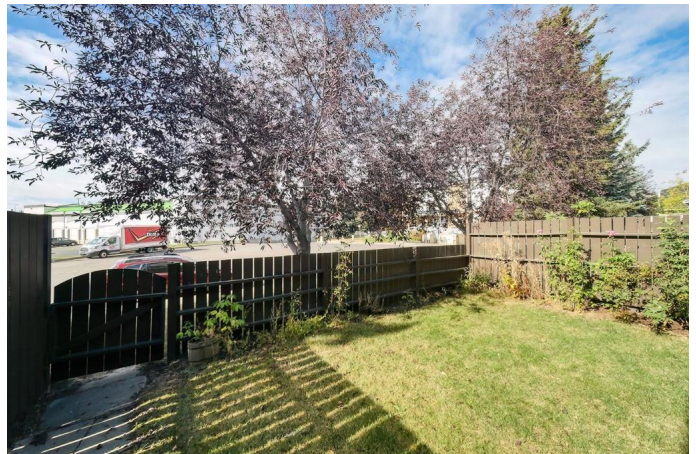
Marlborough Park, Calgary, Alberta

Welcome to a very affordable well kept 3 bedroom, 2 storey townhome located in desirable Marlborough Park! If you are looking for a starter home or a great rental property - be sure to come view this one. The main floor offers a large living room and a kitchen with a dining area. The upper floor comes with 3 bedrooms and a full bathroom. The basement has been framed already and just needs drywall and wiring to be fully functional. \*\*\*Laminate flooring throughout on both floors\*\*\* Enjoy a beautiful backyard with a short walk to the nearby plaza (with Save On Foods, Dollarama, Tim Hortons and a fantastic restaurant and bar, Mr.Schnapps! Food is fabulous there). Walking distance to schools, parks and easy access to 16th Avenue, Stoney Trail, YYC and Foothills Industrial. Book your showing today!

Built in 1977

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2257569  |
| Price          | \$289,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,046     |
| Acres          | 0.00      |
| Year Built     | 1977      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 7, 175 Manora Place Ne |
| Subdivision | Marlborough Park       |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2A 5P7                |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Visitor Parking |
| Parking Spaces | 1               |
| Parking        | Stall           |

### Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | See Remarks                                                |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Freezer |
| Heating           | Forced Air, Natural Gas                                    |
| Cooling           | None                                                       |
| Has Basement      | Yes                                                        |
| Basement          | Full, Partially Finished                                   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | None               |
| Lot Description   | See Remarks        |
| Roof              | Asphalt Shingle    |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 35                |
| Zoning         | M-C1 d100         |

### Listing Details



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