

207, 165 Manora Place NE
Calgary, Alberta

MLS # A2179372



\$235,000

Division:	Marlborough Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	937 sq.ft.	Age:	1999 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 704
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Insulbrick/Asphalt, Mixed, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	Garbage Collection
Features:	Breakfast Bar, Laminate Counters, Open Floorplan, Storage		

Inclusions: Extra Laminate Flooring, Pantry Cabinet in Kitchen/Dinette

This is a lovely unit in a well kept 55+ adult building. You will love the spacious room sizes and the open floor plan of the main living areas which enjoy an abundance of natural sunlight. In the living room there is plenty of wall space for all your furniture and the corner gas fireplace will provide a warm ambiance. The dinette is open to the living room and to the galley style kitchen with additional breakfast bar seating and additional counter space. The master bedroom will easily accommodate a king size bedroom suite and there is plenty of closet space in the walk thru closet to the 3 piece master ensuite, which has had the bathtub altered to a step in shower. The second bedroom is on the other side of the unit and conveniently located next to an additional full 4 piece bathroom. Sliding doors to the balcony reveal a surprisingly large area for all your outdoor furniture, barbeque, table and chairs. In addition this unit offers in-suite laundry, an underground titled parking stall and an assigned storage locker in the parkade.