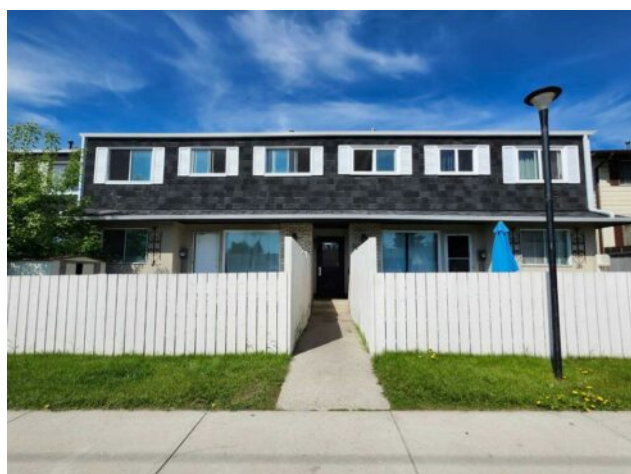


**71, 175 Manora Place NE
Calgary, Alberta**

MLS # A2224786



\$329,900

Division:	Marlborough Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	976 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 336
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Welcome to #71, 175 Manora Place NE in Calgary! This impressive two-storey townhome is nestled in the desirable community of Marlborough Park in North Calgary and offers a wonderful opportunity to own a stylish and spacious home. Perfect for small families or first-time buyers, this renovated 3-bedroom property blends comfort and practicality. The home showcases a refreshed 4-piece bathroom and has been freshly painted throughout. The main floor features a bright, functional kitchen with plenty of cabinets and a new backsplash, flowing into a cozy dining area. The large living room is filled with natural light and opens directly to a private, fenced east-facing yard—ideal for relaxing or entertaining outdoors. Upstairs, you'll find a generous primary bedroom along with two additional bedrooms and a beautifully updated bathroom. Newer carpeting throughout adds warmth and comfort. The unfinished basement provides ample storage space or the potential to develop a family room or office. Located in a welcoming, family-oriented condo complex with a playground, this home includes a conveniently located parking stall just steps from the front door. With easy access to shopping, public transit, major roads, and local amenities, this townhome offers modern upgrades in a prime location. Don't wait—book your showing today!