

**10, 195 Manora Place NE
Calgary, Alberta**

MLS # A2254708



\$334,900

Division:	Marlborough Park		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,080 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Few Trees, Front Yard, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 447
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Storage		

Inclusions: none

OPEN HOUSE SUNDAY 2 - 4:00 PM BEAUTIFULLY fully RENOVATED 3 bedroom townhome. It's like moving into a brand new home. The moment you step inside, you re greeted with NEW LUXURY VINYL PLANK (20 yr guarantee) floors throughout main and upper levels. FRESH PAINT throughout the main and upper levels. Enjoy your BRAND-NEW KITCHEN with NEW CABINETS, BACKSPLASH, QUARTZ COUNTER TOPS, NEWEST STYLE OF KITCHEN SINK AND FAUCET and all NEW STAINLESS STEEL APPLIANCES. Down the hall you pass the NEW STYLISH DOORS for the closet to the HUGE living room that looks onto your PRIVATE deck. A great space for family BBQ's or just relaxing. NO homes behind you. The upper level has NEW VINYL PLANK FLOORS and FRESH PAINT THOROUGH OUT. It features a big master with walk in closet. Two more bedrooms with new closet organizers. BRAND NEW 4 PC BATHROOM. The basement has a newer 3 pc bathroom and flex area waiting your plans. Laundry area with BRAND NEW WASHER. NEW FRONT DOOR & SIDING done in 2025. 2 parking stalls right in front of the unit. Walking distance to shopping plaza and grocery store, close to school and parks, 16 Ave & airport. A beautiful place to call your home!