

**210, 165 Manora Place NE  
Calgary, Alberta**

**MLS # A2278132**



**\$215,000**

**Division:** Marlborough Park

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 897 sq.ft. **Age:** 2000 (26 yrs old)

**Beds:** 2 **Baths:** 2

**Garage:** Parkade, Titled

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 685

**LLD:** -

**Zoning:** M-C1 d125

**Utilities:** -

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 685
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	M-C1 d125
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	Patio Set		

Enjoy the ease of adult living in this bright, move-in-ready 2 bedroom, 2 bathroom residence at Sunrise Pointe. Recently updated with new carpet throughout, this well-designed home offers approximately 900 square feet of comfortable living space. The thoughtful floor plan features a spacious living area, a full-size kitchen, convenient in-suite laundry, and a private balcony—ideal for relaxing with your morning coffee or winding down in the evening. Both bedrooms are generously proportioned, with the primary suite offering its own ensuite bathroom and a walk-in closet. Additional highlights include titled underground parking and a separate assigned storage locker, providing practical solutions for everyday living. Sunrise Pointe is a well-managed 55+ community known for its welcoming atmosphere and excellent amenities, including a library, party room, fitness area, and more. The location is hard to beat, with shopping, dining, grocery stores, and essential services just minutes away. Quick access to major routes and public transit right outside the building make getting around town effortless. If you're seeking a low-maintenance, affordable lifestyle without compromising on space or comfort, this property is the one!