

**222, 165 Manora Place NE  
Calgary, Alberta**

**MLS # A2279785**



**\$210,000**

<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	903 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 689
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1 d125
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, See Remarks		

**Inclusions:** Stove, Refrigerator, Microwave, washer/dryer stacked, portable window air conditioner unit. Two desk, half desks, filing cabinets in half bedroom.

**MOTIVATED SELLER! EXCELLANT VALUE!** 2-Bedroom, 2-bathroom Condo with Double Titled Parking in the Calgary. Discover really great value and potential in this 900 sq. ft. 2-bedroom, 2-bathroom unit located in the desirable 55+ adult living community of Sunrise Pointe. This unit offers a functional layout with a spacious living area, and while it could use a little TLC and finishing touches, it presents a fantastic opportunity to customize and make it your own. Some moving boxes are still around, but with a bit of vision, this space can truly shine! A standout feature of this unit is the TWO titled underground parking stalls—a rare and valuable bonus for owners or guests. Additional features include: Storage unit across from suite, Open-concept living and dining space Primary bedroom with walk-through closet and private ensuite Second full bathroom for guests or shared use In-suite laundry for added convenience Access to building amenities including a fitness room, social areas, and more Sunrise Pointe is a pet-friendly building (with board approval) located just steps from Trans-Canada Mall, with shopping, restaurants, and groceries all nearby. Whether you're an investor, downsizer, or first-time buyer, this is your chance to build equity in a great community!