

37, 195 Manora Place NE  
Calgary, Alberta

MLS # A2209926



**\$369,900**

<b>Division:</b>	Marlborough Park		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,121 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Interior Lot, Level, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 447
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows		

**Inclusions:** N/A

BRAND NEW VINYL SIDING! FULLY RENOVATED! CLOSE TO SHOPPING PLAZAS AND GROCERY STORES! NO NEIGHBOURS BEHIND! Welcome to this FULLY RENOVATED TOWNHOME in the SOUGHT AFTER AND AMENITY RICH COMMUNITY OF MARLBOROUGH PARK! This TOWNHOME FEATURES LUXURY RENOVATIONS, A HUGE DECK AND A FINISHED BASEMENT SPACE! You are GREETED with LUXURY VINYL PLANKS, FRESH PAINT, NEW LIGHTING AND MORE! The MAIN FLOOR features a SPACIOUS DINING ROOM RIGHT OFF THE BRAND NEW KITCHEN WITH STAINLESS STEEL CABINETS AND A HUGE LIVING ROOM THAT LOOKS ON TO YOUR HUGE PRIVATE DECK! There is ALSO A BEAUTIFUL FEATURE WALL FOR YOUR PERFECT HOME TV SETUP! The UPPER LEVEL FEATURES 3 BEDROOMS AND A BRAND NEW 4PC BATHROOM! ONE OF THE THREE BEDROOMS IS THE HUGE PRIMARY BEDROOM! The BASEMENT FEATURES A DEDICATED LAUNDRY ROOM, ANOTHER 3 PC BATHROOM AND A HUGE REC ROOM PERFECT FOR A HOME GYM, THEATRE ROOM AND MORE! The TOWNHOME ITSELF HAS EASY ACCESS TO 52 ST NE, 16 AVE NE AND STONEY TRAIL NE! It is only 25 MINUTES TO THE YYC AIRPORT AND ONLY 17 MINUTES TO DOWNTOWN YYC, YOU ARE ALSO MINUTES AWAY FROM SUNRIDGE MALL, THE EAST HILLS SHOPPING CENTRE AND PLC! FULLY RENOVATED! CLOSE TO SHOPPING PLAZAS AND GROCERY STORES! NO NEIGHBOURS BEHIND!