

# \$389,900 - 37, 195 Manora Place Ne, Calgary

MLS® #A2198364

**\$389,900**

3 Bedroom, 2.00 Bathroom, 1,121 sqft  
Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

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!

Built in 1976

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2198364      |
| Price          | \$389,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,121         |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 37, 195 Manora Place Ne |
| Subdivision | Marlborough Park        |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2A 5J8                 |

### Amenities

|                |                                       |
|----------------|---------------------------------------|
| Amenities      | Park, Parking, Visitor Parking, Trash |
| Parking Spaces | 2                                     |
| Parking        | Stall                                 |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer                  |
| Heating           | Forced Air, Natural Gas  |

|              |                |
|--------------|----------------|
| Cooling      | None           |
| Has Basement | Yes            |
| Basement     | Finished, Full |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, Lighting, Private Yard           |
| Lot Description   | Interior Lot, Level, No Neighbours Behind |
| Roof              | Asphalt Shingle                           |
| Construction      | Stucco, Wood Frame                        |
| Foundation        | Poured Concrete                           |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 33              |
| Zoning         | M-C1            |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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