

# \$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	31
Zoning	M-C1

### **Listing Details**

Listing Office	Real Broker
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