

439, 165 Manora Place NE
Calgary, Alberta

MLS # A2312334



\$208,000

Division:	Marlborough Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	909 sq.ft.	Age:	2000 (26 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 586
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Elevator, No Animal Home, No Smoking Home		

Inclusions: N/A

Excellent value in this Impressive, very well maintained +55 Complex!!!. You will feel the welcoming ambience the moment you enter this beautiful Building, where the residents take Pride in keeping it in excellent and clean condition. Many recent upgrades, - Fresh paint, New Carpet on the Main level. The Cozy and charming lobby with a Fireplace is ideal place to sit and relax with friends or to welcome your guests. 2 Elevators to take you to your Unit on the top floor. Wide hallways. The apartment itself is very clean and shows pride of ownership. One big bedroom + one large Den that would work great as an office + covered patio/balcony that is heated and can be used year round. Spacious open layout concept with Dining room and living room with a corner gas fireplace. Kitchen with new appliances, lots of cabinets and counter space. In-suite Laundry. You also get an assigned storage locker on the same floor. One Titled Underground Heated parking to keep you safe and warm through the winter. Condo fees include everything except Internet, cable and Electricity. Other really great amenities include Library/relaxing spots to sit and chill on different floors, Gym/exercise room and beautiful outdoor patio for you to enjoy the Calgary summer sunshine. Steps to shopping, dinning, Major grocery store, KFC, Coffee shops, Pharmacy, bus stops, Church, and lots more. It doesn't get more convenient than this. You will love this place where it will feel like HOME!!!.