

# \$260,000 - 306, 165 Manora Place Ne, Calgary

MLS® #A2241996

**\$260,000**

2 Bedroom, 2.00 Bathroom, 1,011 sqft

Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

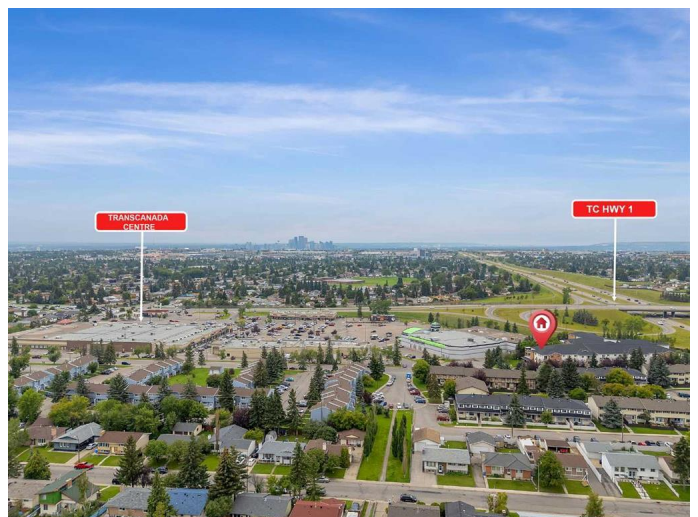
\*\*\*\*\* 10K Price Drop \*\*\*\*\* Welcome to Sunrise Pointe, a well-maintained 55+ complex in Marlborough Park. This bright and spacious top-floor corner unit offers 1,011 square feet of comfortable living space, featuring two bedrooms and two full bathrooms. Enjoy peaceful south and west-facing exposure that fills the home with natural light throughout the day. The open-concept layout features a large living and dining area, as well as a kitchen with ample cabinet space. The primary bedroom includes a walk-through closet and a private ensuite. Freshly painted throughout, with brand new carpet in the primary bedroom, this home is move-in ready.

Additional conveniences include in-suite laundry and a private balcony perfect for enjoying sunset views. The building offers secure underground parking, a social room, and a fitness area for residents. Located just a short walk from shopping and everyday amenities, this home is ideal for those seeking a quiet and connected lifestyle.

Built in 1999

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2241996  |
| Price      | \$260,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,011             |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 306, 165 Manora Place Ne |
| Subdivision | Marlborough Park         |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2A 7X5                  |

### Amenities

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Amenities      | Recreation Facilities, Snow Removal, Bicycle Storage, Elevator(s), Fitness Center, Secured Parking |
| Parking Spaces | 1                                                                                                  |
| Parking        | Parkade                                                                                            |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                        |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Microwave Hood Fan |
| Heating           | Boiler, Baseboard                                                                  |
| Cooling           | None                                                                               |
| # of Stories      | 3                                                                                  |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 84              |

Zoning M-C1 d125

HOA Fees Freq. MON

## Listing Details

Listing Office eXp Realty

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