

# \$275,000 - 306, 165 Manora Place Ne, Calgary

MLS® #A2241996

**\$275,000**

2 Bedroom, 2.00 Bathroom, 1,011 sqft

Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

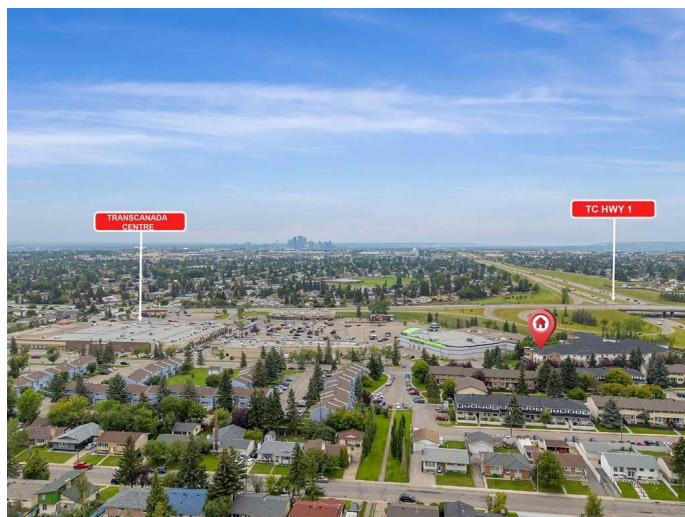
Welcome to Sunrise Pointe, a well-maintained 55+ complex in Marlborough Park. This bright and spacious top-floor corner unit offers 1,011 square feet of comfortable living space, featuring two bedrooms and two full bathrooms. Enjoy peaceful south and west-facing exposure that fills the home with natural 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      | \$275,000 |
| 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      | Bicycle Storage, Elevator(s), Fitness Center, Recreation Facilities, Secured Parking, Snow Removal |
| Parking Spaces | 1                                                                                                  |
| Parking        | Parkade                                                                                            |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                        |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard, Boiler                                                                  |
| 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 | 14              |

Zoning M-C1 d125

HOA Fees Freq. MON

## Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.