

306, 165 Manora Place NE  
Calgary, Alberta

MLS # A2241996



**\$249,900**

<b>Division:</b>	Marlborough Park	
<b>Type:</b>	Residential/Low Rise (2-4 stories)	
<b>Style:</b>	Apartment-Single Level Unit	
<b>Size:</b>	1,011 sq.ft.	<b>Age:</b> 1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 2
<b>Garage:</b>	Parkade	
<b>Lot Size:</b>	-	
<b>Lot Feat:</b>	-	

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 714
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d125
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		
<b>Inclusions:</b>	N/A		

\*\*\*\*\* 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.