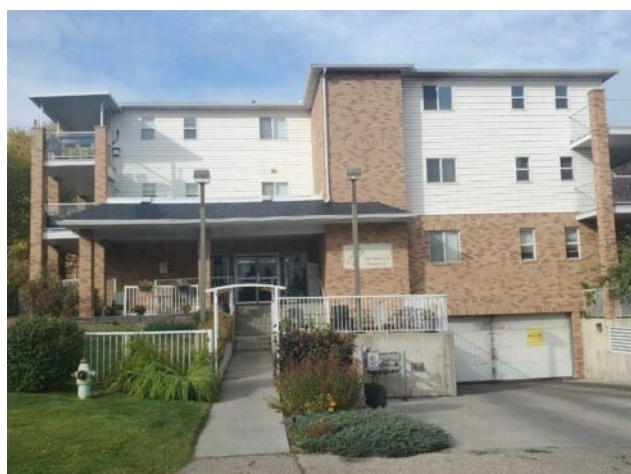


222, 165 Manora Place NE
Calgary, Alberta

MLS # A2267987



\$199,900

Division:	Marlborough Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	903 sq.ft.	Age:	2000 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 689
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d125
Foundation:	-	Utilities:	-
Features:	No Animal Home, See Remarks		

Inclusions: 2 desks plus half desk, filing cabinets in south bedroom

Most affordable 2-Bedroom, 2-bathroom Condo with Double Titled Parking in the Calgary. Sunrise Pointe! Seller will credit to buyer \$13,268 at closing for prepaid condo fees equivalent over 3 years, Discover really great value and potential in this 900 sq. ft. 2-bedroom, 2-bathroom unit located in the desirable 55+ adult living community of Sunrise Pointe. This unit offers a functional layout with a spacious living area, and while it could use a little TLC and finishing touches, it presents a fantastic opportunity to customize and make it your own. Some moving boxes are still around, but with a bit of vision, this space can truly shine! A standout feature of this unit is the TWO titled underground parking stalls—a rare and valuable bonus for owners or guests. Additional features include: Storage unit across from suite, Open-concept living and dining space Primary bedroom with walk-through closet and private ensuite Second full bathroom for guests or shared use In-suite laundry for added convenience Access to building amenities including a fitness room, social areas, and more Sunrise Pointe is a pet-friendly building (with board approval) located just steps from Trans-Canada Mall, with shopping, restaurants, and groceries all nearby. Whether you're an investor, downsizer, or first-time buyer, this is your chance to build equity in a great community!