

**42, 195 Manora Place NE
Calgary, Alberta**

MLS # A2278402



\$329,500

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|------------------|------------------------------|---------------|-------------------|
| Division: | Marlborough Park | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,082 sq.ft. | Age: | 1976 (50 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Off Street, On Street, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | Landscaped | | |

| | | | |
|--------------------|--------------------------|-------------------|-----------|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 447 |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-C1 d100 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Quartz Counters | | |

Inclusions: none

JUST MOVE IN!!! Beautifully renovated main floor with brand appliances Kitchen Cabinets, Quartz counter top and backsplash, Brand New Fridge, Electric Stove, Hood Fan, Dishwasher. Spacious Living room with Decorative fireplace, Upper level has 3 Bedrooms, Master's bedroom has a lot of space and wow nicely done beautiful bathroom with marble tiles. Outside there's a good size deck perfect for barbequing and relaxing on summer days. Great location walking distance for grocery shopping, restaurants and church. Close to schools and transportation. Don't miss it.