

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

**MLS # A2278402**



**\$329,580**

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

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

**Inclusions:** none

JUST MOVE IN!!! Spent almost \$50,000 in Brand New Fully Renovated Main and 2nd floor with Brand New Appliances 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. THERE'S 2 ASSIGNED PARKING STALLS. Don't miss it.