

\$298,500 - 49, 175 Manora Place Ne, Calgary

MLS® #A2269125

\$298,500

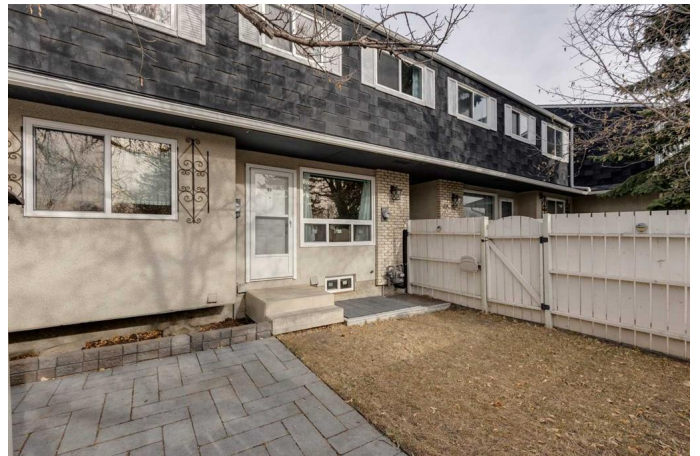
3 Bedroom, 1.00 Bathroom, 960 sqft

Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

Looking for something affordable and move in ready? This is your opportunity!! Whether you're a first time home buyer or looking to add to your investment portfolio, you will want to check out this townhome. Located in the well managed complex of Marlborough Mews, this 3 bed, 1 bath townhome has been extensively upgraded with all new luxury vinyl plank flooring, fresh paint and trim throughout, new windows, new light fixtures, new hot water tank, newer furnace and more. Step inside to the spacious living room drenched in natural light, overlooking your own private yard space.

The functional u-shaped kitchen is well equipped with new countertops, refinished cabinetry, stainless steel appliances, new sink & faucet, and seamlessly flows to a spacious dining area...perfect for gathering with friends and family. Retreat upstairs to the 3 bedrooms, each offering inviting spaces with natural light, providing comfortable sanctuaries for rest and relaxation. The main bath has features elegant finishes including a deep soaker tub/shower, white subway tile surround, a contemporary vanity, new toilet, fixtures and flooring. Make your way downstairs to the partially finished basement which offers great space for a rec room, playroom, or loads of storage if needed. Outside, you'll enjoy your private patio & yard space, offering the perfect space for a morning coffee, or simply unwinding after a long day amidst the tranquility of nature. With easy access to highways, commuting is effortless, making this



home perfect for busy professionals and families alike. Don't miss out on the opportunity to make this charming townhouse your own. Schedule your showing today and prepare to fall in love with everything it has to offer!

Built in 1977

Essential Information

MLS® #	A2269125
Price	\$298,500
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	960
Acres	0.00
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	49, 175 Manora Place Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5P7

Amenities

Amenities	Park, Parking, Playground
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Storage, Vinyl Windows
-------------------	--

Appliances	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	5
Zoning	M-C1 d100

Listing Details

Listing Office	CIR 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.