

# \$294,999 - 4, 195 Manora Place Ne, Calgary

MLS® #A2252454

**\$294,999**

2 Bedroom, 1.00 Bathroom, 969 sqft

Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

Welcome to this 2 bedroom townhome in Marlborough Park, complete with 2 parking spots directly in front of your unit, a full bath and a spacious room downstairs you can use as a home office a play area, or a rec room. Perfect for first-time buyers or savvy investors, this home offers comfort, convenience, and great value. Youâ€™ll love being just steps from the TransCanada Centre and minutes from schools, transit, and shopping. Marlborough Park is a family-friendly community with playgrounds, sports fields, and plenty of green space for kids to explore, and exciting upgrades are on the horizon with the cityâ€™s plans for new pathways and a refreshed Big Marlborough Park. Whether youâ€™re ready to put down roots or add a solid property to your portfolio, this home is a smart move with plenty of lifestyle perks.

Built in 1976

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2252454  |
| Price          | \$294,999 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 969       |
| Acres          | 0.00      |
| Year Built     | 1976      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 4, 195 Manora Place Ne |
| Subdivision | Marlborough Park       |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2A5J8                 |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | None            |
| Parking Spaces | 2               |
| Parking        | Assigned, Stall |

### Interior

|                   |                                       |
|-------------------|---------------------------------------|
| Interior Features | See Remarks                           |
| Appliances        | Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                            |
| Cooling           | None                                  |
| Has Basement      | Yes                                   |
| Basement          | Partial, Partially Finished           |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Other           |
| Roof              | Asphalt Shingle |
| Construction      | Aluminum Siding |
| Foundation        | Poured Concrete |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 4                   |
| Zoning         | M-C1 d100           |

### Listing Details

Listing Office

The Real Estate District

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