

# **\$519,800 - 315 Manora Road Ne, Calgary**

MLS® #A2254623

**\$519,800**

3 Bedroom, 2.00 Bathroom, 1,339 sqft

Residential on 0.12 Acres

Marlborough Park, Calgary, Alberta

HOME SWEET HOME! CALLING ALL INVESTORS AND HOME BUYERS, this is the amazing and affordable opportunity you have been searching for! Welcome to this spacious and bright, fully finished bungalow offering INCREDIBLE VALUE with 3 bedrooms, 2 bathrooms and 2,434+ SQFT of well maintained living space throughout. Heading inside you will be greeted by the sun-drenched living room that is highlighted by a massive, brick wood burning fireplace with a mantle. Completing the floor is a formal dining area, spacious kitchen with tons of counter and cabinet space, a bright foyer, a 4 piece bathroom, 2 generous sized bedrooms and the large magnificent primary bedroom with a wonderful 3 piece ensuite bathroom. The fully finished basement offers a large recreation/family room perfect for a growing family, a den, tons of storage space and a utility room. Outside, the massive backyard is fully fenced, and wonderfully landscaped with mature trees. There is a parking pad that can accommodate at least 2 vehicles. Ideally located close to many amenities including schools, shopping(Marlborough mall, Pacific place, Sunridge mall), parks, public transit(steps away from bus stop and a few minutes drive to the LRT park and ride) and major roadways(16 Ave, Deerfoot Trail and Stoney trail). Whether you're an investor, first time home buyer or downsizing, you don't want to miss out on this GEM, book your private viewing today!



Built in 1974

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2254623    |
| Price          | \$519,800   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,339       |
| Acres          | 0.12        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 315 Manora Road Ne |
| Subdivision | Marlborough Park   |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2A 4R7            |

## Amenities

|                |                      |
|----------------|----------------------|
| Parking Spaces | 3                    |
| Parking        | Parking Pad, Carport |

## Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Microwave, Range Hood, Washer                                                                  |
| Heating           | Forced Air                                                                                                                       |
| Cooling           | None                                                                                                                             |
| Fireplace         | Yes                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                |
| Fireplaces        | Gas, Living Room, Wood Burning, Brick Facing                                                                                     |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Finished, Full                                                                                                                   |

**Exterior**

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                                         |
| Lot Description   | Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot, Treed, Views, Cleared |
| Roof              | Asphalt Shingle                                                                                                                      |
| Construction      | Stucco, Wood Frame, Wood Siding                                                                                                      |
| Foundation        | Poured Concrete                                                                                                                      |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 12                  |
| Zoning         | R-CG                |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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