

# \$649,000 - 319 Manora Drive Ne, Calgary

MLS® #A2231024

**\$649,000**

7 Bedroom, 2.00 Bathroom, 1,112 sqft

Residential on 0.14 Acres

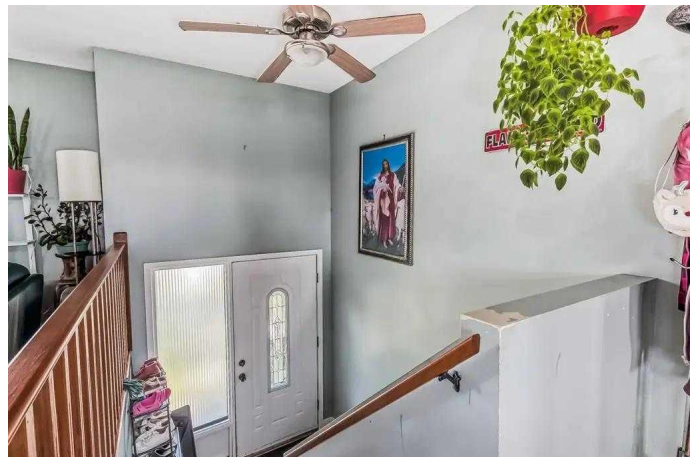
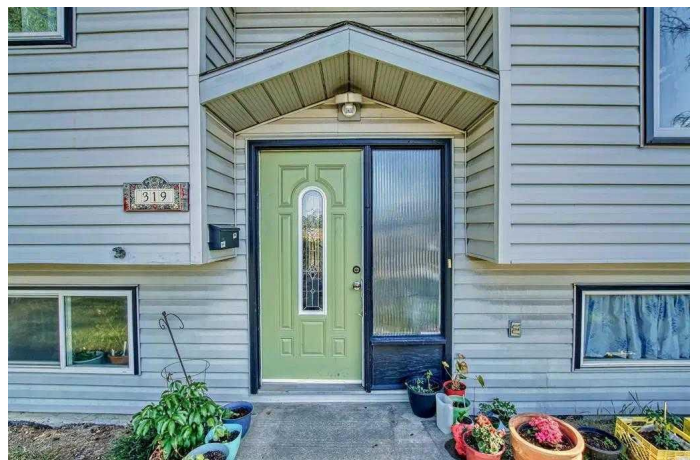
Marlborough Park, Calgary, Alberta

Welcome to this Detached single family Bi Level, home located in desire community of Marlboro Park, perfect investment property, live up and rent down or rent both. Comes with total of 6 bed and 2 full washroom, huge backyard , separate entrance, separate laundry you name it. Here we go, as, you enter to this well maintained, bright, sunny and open concept living room, it will take you to dinning and high end kitchen, comes with 3 rooms, 1 full washroom, separate laundry and hardwood through out the floor. Basement comes with its separate entrance, kitchen, 3 bed, full washroom, vinyl plank through out. Other upgrades includes, newer, shingles, newer furnace, hot water tank, updated electrical panel, and newer windows with elegant zebra blinds. Excellent quiet location over 6000 sq ft massive south facing lot, close to all the major highways and amentias, call for your private showing and enjoy...

Built in 1974

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2231024  |
| Price          | \$649,000 |
| Bedrooms       | 7         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,112     |
| Acres          | 0.14      |



|            |             |
|------------|-------------|
| Year Built | 1974        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 319 Manora Drive Ne |
| Subdivision | Marlborough Park    |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2A 4R2             |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer      |
| Heating           | Forced Air, Natural Gas                         |
| Cooling           | None                                            |
| Has Basement      | Yes                                             |
| Basement          | Exterior Entry, Finished, Full                  |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Rectangular Lot          |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 49              |
| Zoning         | R-CG            |

### Listing Details

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.