

\$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	4
Zoning	R-CG

Listing Details

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

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.