# 439 165 Manora Place NE

Calgary | Active | MLS® A2345246

**$164,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **1** | **1** | **2000** | **917.24 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Charles

# A closer look

Welcome to your next chapter in this premium, beautifully maintained 55+ community! From the moment you step into the secure, immaculate building, you will feel a true sense of belonging and pride of ownership. The charming lobby-complete with a cozy fireplace-is the perfect hub for socializing with neighbors or welcoming visiting family. Enjoy the seamless convenience of two elevators, extra-wide hallways, and an active, independent lifestyle. This top-floor home features a spacious open-concept layout with a corner gas fireplace, a bright kitchen with new appliances, a large bedroom, and a versatile den ideal for hobbies or a home office or a seperate dining room. Best of all, your private, heated enclosed balcony can be enjoyed comfortably year-round. Complete with heated underground parking, a same-floor storage locker, an on-site gym, and a library,an activity room for functions or card games etc, this home offers ultimate peace of mind. Steps away from grocery stores, pharmacies,doctors, cafes, and transit, it truly defines carefree Calgary living.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2345246 |
| **Bedrooms** | 1 |
| **Bathrooms** | 1 |
| **Year Built** | 2000 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Apartment |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Apartment-Single Level Unit |
| **Total Living Area:** | 917.24 sq. ft. |
| **Main Level Finished Area:** | 917.24 sq. ft. |
| **Condo Fee:** | $585.73 |

| | |
|---|---|
| **Condo Fee Includes:** | Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water |
| **Front Exposure:** | Southeast |
| **Unit Exposure:** | Southeast |
| **Floor Location:** | Top |
| **Entry Level:** | 4 |
| **Stories Total:** | 4 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 4 |
| **Year built:** | 2000 (Age: 26) |
| **Bedrooms:** | 1 (Above Grd: 1) |
| **Bedrooms Above Grade:** | 1 |
| **Bedrooms On Main:** | 1 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 1.0 (Full:1, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 0011978 |
| **Heating:** | Boiler, Fireplace(s) |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Vinyl Siding, Wood Frame |
| **Structure Type:** | Low Rise (2-4 stories) |
| **Ensuite:** | No |
| **Flooring:** | Carpet, Ceramic Tile, Vinyl Plank |
| **Cooling:** | None |
| **Fireplaces:** | 1 |

| | |
|---|---|
| **Fireplace Details:** | Gas, Living Room |
| **Garage:** | No |
| **Garage Spaces:** | 1 |
| **Parking:** | Guest, Titled, Underground |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Northeast |
| **Condo Name:** | Sunrise Pointe |
| **Community:** | Marlborough Park |
| **Amenities:** | Elevator(s), Fitness Center, Parking, Recreation Room, Secured Parking, Storage, Trash, Visitor Parking |
| **Appliances:** | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| **Inclusions:** | N/A |
| **Restrictions:** | Restrictive Covenant, Utility Right Of Way |
| **Pets Allowed:** | Restrictions, Yes |
| **Main Floor** | Living/Dining Room Combination · 22'8" × 12'10" · |
| **Main Floor** | Bedroom - Primary · 14'6" × 9'1" · |
| **Main Floor** | Den · 9'5" × 9'4" · |
| **Main Floor** | Sunroom/Solarium · 9'4" × 8'1" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Breakfast Bar, Ceiling Fan(s), Elevator, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance |
| **Exterior Features:** | Courtyard |

| | |
|---|---|
| **Patio And Porch Features:** | Other |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NE |
| **Zoning:** | M-C1 d125 |
| **Listed Date:** | Sep 17, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/439-165-manora-place-ne-calgary-a2345246/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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