

\$199,900 - 222, 165 Manora Place Ne, Calgary

MLS® #A2267987

\$199,900

2 Bedroom, 2.00 Bathroom, 903 sqft

Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

Most affordable 2-Bedroom, 2-bathroom Condo with Double Titled Parking in the Calgary. Sunrise Pointe! Seller will credit to buyer \$13,268 at closing for prepaid condo fees equivalent over 3 years, Discover really great value and potential in this 900 sq. ft. 2-bedroom, 2-bathroom unit located in the desirable 55+ adult living community of Sunrise Pointe.

This unit offers a functional layout with a spacious living area, and while it could use a little TLC and finishing touches, it presents a fantastic opportunity to customize and make it your own. Some moving boxes are still around, but with a bit of vision, this space can truly shine!

A standout feature of this unit is the TWO titled underground parking stalls—a rare and valuable bonus for owners or guests.

Additional features include: Storage unit across from suite, Open-concept living and dining space

Primary bedroom with walk-through closet and private ensuite

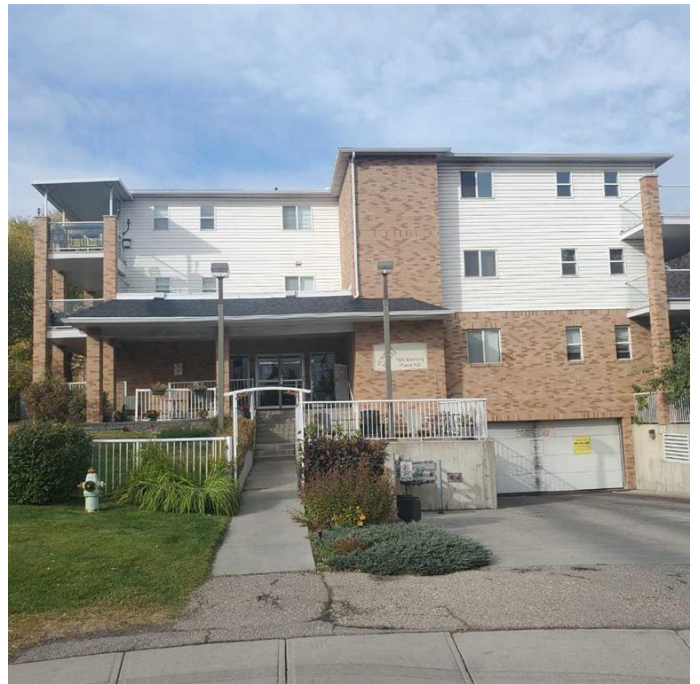
Second full bathroom for guests or shared use

In-suite laundry for added convenience

Access to building amenities including a fitness room, social areas, and more

Sunrise Pointe is a pet-friendly building (with board approval) located just steps from Trans-Canada Mall, with shopping, restaurants, and groceries all nearby.

Whether you're an investor, downsizer, or first-time buyer, this is your chance to build



equity in a great community!

Built in 2000

Essential Information

MLS® #	A2267987
Price	\$199,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	903
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	222, 165 Manora Place Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7X5

Amenities

Amenities	Elevator(s), Fitness Center, Recreation Facilities, Storage, Visitor Parking
Parking Spaces	2
Parking	Titled, Underground
# of Garages	2

Interior

Interior Features	No Animal Home, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None

of Stories 4

Exterior

Exterior Features Balcony, Garden, Storage

Roof Asphalt Shingle

Construction Wood Frame

Additional Information

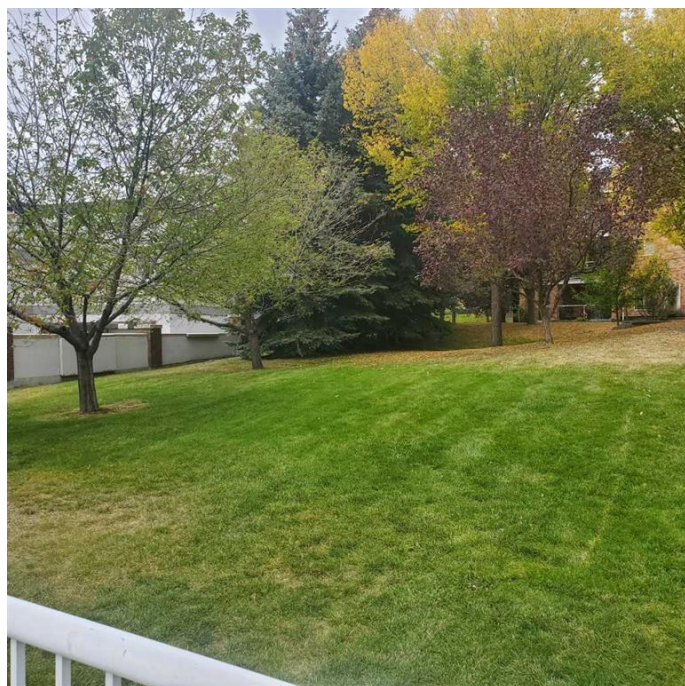
Date Listed October 30th, 2025

Days on Market 2

Zoning M-C1 d125

Listing Details

Listing Office Royal LePage Blue Sky



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