

# \$624,900 - 155 Manora Hill Ne, Calgary

MLS® #A2215202

## \$624,900

5 Bedroom, 2.00 Bathroom, 1,085 sqft  
Residential on 0.12 Acres

Marlborough Park, Calgary, Alberta

Beautifully Renovated Bi-Level, Open Concept, 5 Bedrooms, 2 Full Bathrooms, 2 Kitchens, 2 Laundry Areas, and Separate Entrances. The main floor features a sleek new kitchen with stainless steel appliances, gorgeous dark blue cabinets (soft close) and quartz countertops. Tons of natural light flows through the open concept layout with a spacious living room and dining area. This level includes 3 large bedrooms and the 4 pce. bathroom has been updated with quartz countertops and new flooring. The separate laundry area and storage for this family is accessed from the front stairs to the lower level. The fully finished illegal suite in the lower level has a private separate entrance, a must for a suite! This kitchen includes a stove, microwave hood fan, built in dishwasher and a new stainless refrigerator. The cozy living room, eating area and kitchen make up in this bright open area. Also on this level is a huge 4th bedroom and 5th bedroom. The renovated 3 pce. bathroom boasts a large tiled shower and tile flooring. The separate laundry area for this family is in the furnace room. The large quiet backyard offers an upper deck, a lower patio, and fire pit, great for getting together with family and friends. This property also comes with a large detached garage, 22X24 and potential RV parking. With 2078 sq.ft. of development, this home is perfect for growing families, multi-generational living, or generating rental income. Some of the updates include, new cabinets, new stainless



appliances, quartz counter tops, knockdown ceiling, light fixtures, new flooring, new paint, etc. Situated on a quite street, great access to Stoney Trail, Trans Canada Highway and Deerfoot Trail, close to schools, shopping and only steps away from a pretty playground.

Built in 1974

### **Essential Information**

MLS® #	A2215202
Price	\$624,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,085
Acres	0.12
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	155 Manora Hill Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 4R8

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Quartz Counters, See Remarks, Separate Entrance
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Window

	Coverings, See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite, Walk-Up To Grade

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 29th, 2025
Days on Market	9
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Foothills Real Estate
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.