

# \$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

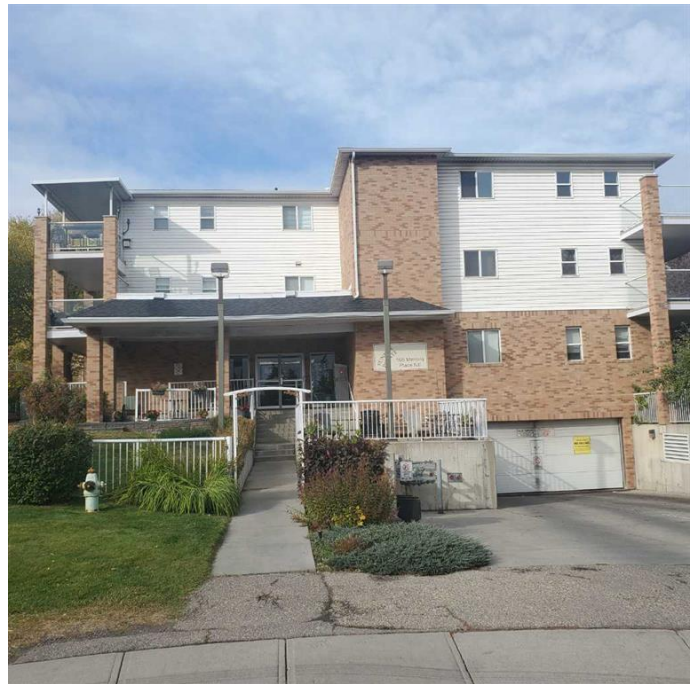
Second full bathroom for guests or shared use

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

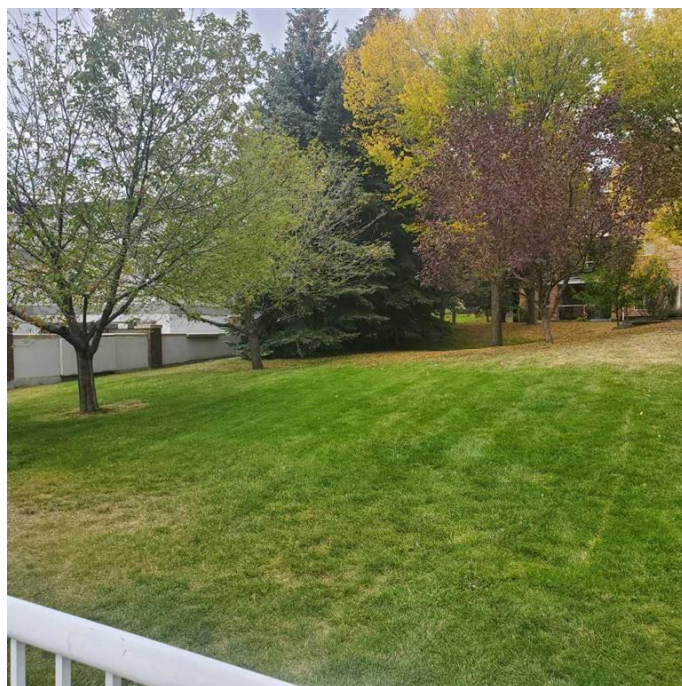
Date Listed            October 30th, 2025

Days on Market      1

Zoning                 M-C1 d125

## Listing Details

Listing Office        Royal LePage Blue Sky



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