

# \$569,900 - 343 Manora Rise Ne, Calgary

MLS® #A2231159

**\$569,900**

4 Bedroom, 3.00 Bathroom, 1,180 sqft

Residential on 0.12 Acres

Marlborough Park, Calgary, Alberta

Spacious Bungalow on BIG CORNER LOT in Marlboro Park with heated double garage. Very clean and well maintained, ready to move in. Main floor features a functional kitchen with upgraded Stainless Steel appliances, a big living room and good size dining room with HARDWOOD FLOOR, large master bedroom with ensuite bath, two good size kids' bedrooms and a main bathroom. (Dining room furniture can be sold with the house for your convenience). A separate entrance leads to the basement, which features a huge recreation room with wet bar—all done in REAL CEDAR WOOD, an additional bedroom, den that can be easily converted into kitchen if desired, and full bathroom—offering excellent rental or illegal/legal suite potential, subject to approval and permitting by the city/municipality. A lot of upgrades in this lovely home like NEW entry doors and Lux windows in 2021, new roof in 2022, new high efficiency furnace and hot water tank in 2017, new heater in the garage in 2023. Big backyard with RV parking. R-CG Zoning Lot. Perfect location on a quiet and safe street, walking distance to schools and parks. Close to shopping, gym, transit, C-train and easy access to Stoney Trail & Transcanada Highway.

Built in 1974

## Essential Information



MLS® #	A2231159
Price	\$569,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,180
Acres	0.12
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	343 Manora Rise Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 4S1

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Heated Garage, Insulated, 220 Volt Wiring
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Dog Run, Kennel, Storage
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Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 14th, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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