

# \$579,900 - 343 Manora Rise Ne, Calgary

MLS® #A2223954

**\$579,900**

4 Bedroom, 3.00 Bathroom, 1,180 sqft

Residential on 0.12 Acres

Marlborough Park, Calgary, Alberta

Open House on Sunday at 1-3 pm June 1

\*\*\*\*\* 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 appliances, a big living room, a good size dining room, large master bedroom with ensuite bath, two good size kids' bedrooms and a main bathroom. A separate entrance leads to the basement, which features a huge recreation room with wet bar, an additional bedroom, den 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 windows in 2021, new roof in 2022, new furnace and hot water tank in 2017, new heater in the garage in 2023. Big backyard with RV parking. Perfect location on a quiet and safe street, walking distance to schools and parks. Close to shopping and transportation.

Built in 1974

## Essential Information

MLS® #	A2223954
Price	\$579,900
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 Detached, Garage Door Opener, Heated Garage, 220 Volt Wiring
# of Garages	2

### Interior

Interior Features	Bar, No Animal Home, No Smoking Home, Vinyl Windows
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
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped, Rectangular Lot, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	20
Zoning	R-CG

**Listing Details**

Listing Office	CIR Realty
----------------	------------

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.