

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

MLS® #A2262972

**\$199,900**

2 Bedroom, 2.00 Bathroom, 903 sqft

Residential on 0.00 Acres

Marlborough Park, Calgary, Alberta

Affordable 2-Bedroom Condo with Double  
Titled Parking in Sunrise Pointe!

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

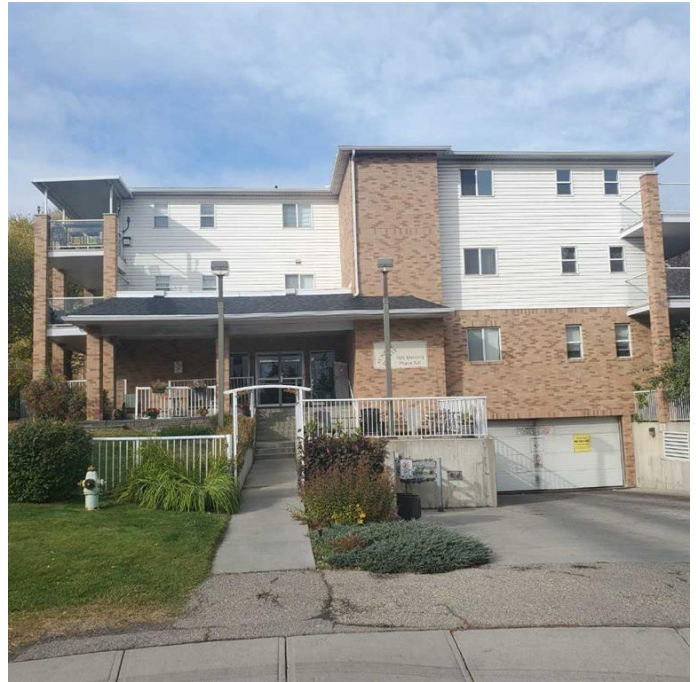
Second full bathroom for guests or shared use

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.

A little elbow grease will go a long way in this  
well-located condo. 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® #         | A2262972          |
| 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 7th, 2025  
Days on Market       12  
Zoning                 M-C1 d125

**Listing Details**

Listing Office         Royal LePage Blue Sky



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