

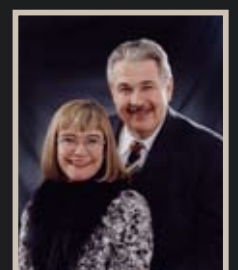
# #71, 175 Manora Place N.E.



A Great Three Bedroom Starter Home with a Fenced Yard.  
Close to Shopping, Schools, Transportation and a Playground!



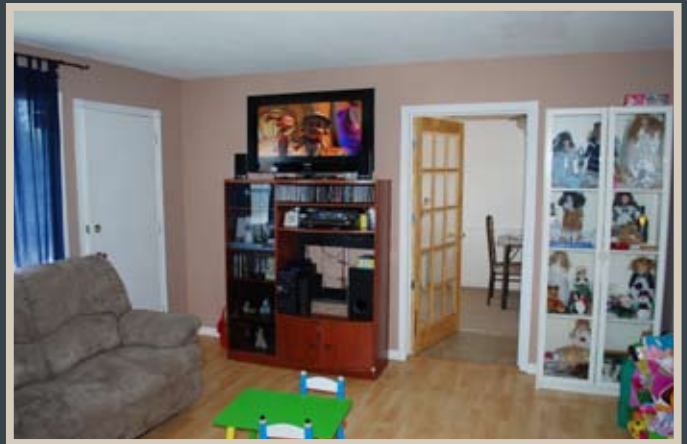
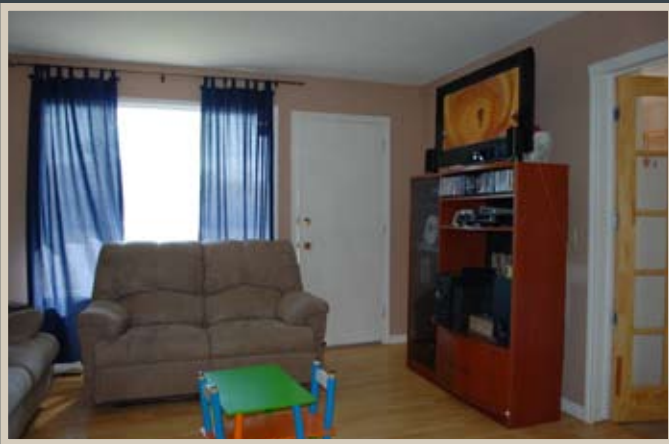
*Ellyn Mendham &  
Tom Westcott*  
realtors®



RE/MAX REALTY PROFESSIONALS

**259-4141**

[www.CalgaryRealEstateSolutions.com](http://www.CalgaryRealEstateSolutions.com)



The Main Floor features a Living Room with access to your Private Fenced Yard and a Spacious Eat-In Kitchen with room for the whole family!



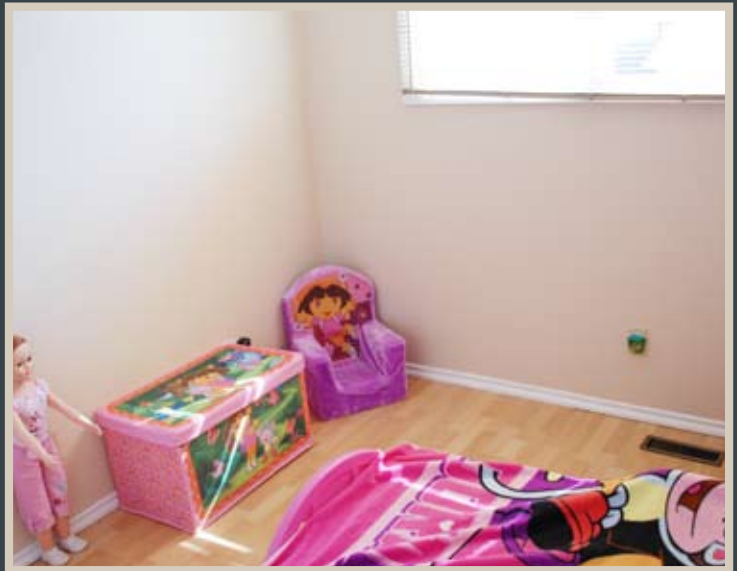
The fenced front yard has plenty of room to barbeque and lots of grass to relax or play on!



**#71, 175 Manora Place N.E.**



The Master Bedroom has lots of room for your furniture as well as a double closet for your clothes.



There are two more bedrooms on this level as well as a four piece bathroom.

RE/MAX REALTY PROFESSIONALS

**259-4141**

[www.CalgaryRealEstateSolutions.com](http://www.CalgaryRealEstateSolutions.com)

<i>Address</i>	<b>#71, 175 Manora Place NE,</b>			<i>Price</i>	<b>\$184,900</b>
<i>District</i>	<b>Marlborough Park 662</b>			<i>Mortgage</i>	<b>T.A.C.T.</b>
<i>Salesperson</i>	<b>Ellyn Mendham &amp; Tom Westcott</b>			<i>Condo Fee</i>	<b>\$184.74 / mo</b>
<i>Phone</i>	<b>403 259 4141</b>			<i>Includes</i>	Management, Exterior Maintenance, Reserve Fund, Snow Removal, Landscaping, Ammenities, Parking
Lot	N/A	Ext Fin	Stucco	<i>Taxes 2008</i>	<b>\$1,144</b>
Landscap	Yes	Heating	1F-A	<i>L. I. Levy</i>	<b>None Noted</b>
Fenced	Yard	Flooring	Laminate, Lino, Crpt	<i>Rooms</i>	<b>6 / 3</b>
Style	<b>2 Storey</b>	Home Size	896 sf	<i>Possession</i>	<b>30 Days</b>
Age	1977				
Living Rm	<b>13'6" x 13'6"</b>	Laundry	<b>Down</b>		
Dining Rm	<b>10'3" x 9'3"</b>				
Kitchen	<b>9'3" x 9'0"</b>				

Bathrooms **1 - 4 Piece**  
Bedrooms **3 - Mstr (15'9" x 9'0"), 2nd (8'9" x 8'4"), 3rd (10'0" x 7'6")**  
Basement Full Basement  
Parking Stall #71 (Conveniently located across from the home)  
Included Electric Stove, Refrigerator, Washer & Dryer, All Window Coverings

**Remarks** A Great Starter Home or Investment Property. Lots of new laminate flooring, New Kitchen Cabinets, This home includes Fridge, Stove, Washer & Dryer and all Window Coverings. It is ready for you to just move right in and enjoy your fenced front yard - have your Barbecues out there this summer. You will have an entire basement for additional storage. The large eat-in kitchen will give you lots of room for family dinners . Enjoy the convenience of being close to shopping and restaurants.

Owner R. & L. Oram Appointments Lister Leni CBS

Listed by: **RE/MAX Realty Professionals**

**Deposits to Listing Company - Listing company to do Conveyancing**

The information given here, although believed to be accurate, is not warranted to be so; although this information is believed to be reliable at time of printing, changes can be made without prior notice. Please check with the Listing Realtor. Information concerning these premises is provided as a guideline only. Independent advice concerning details of importance to the Purchasers should be sought.



*Ellyn Mendham & Tom Westcott*  
**realtors®**

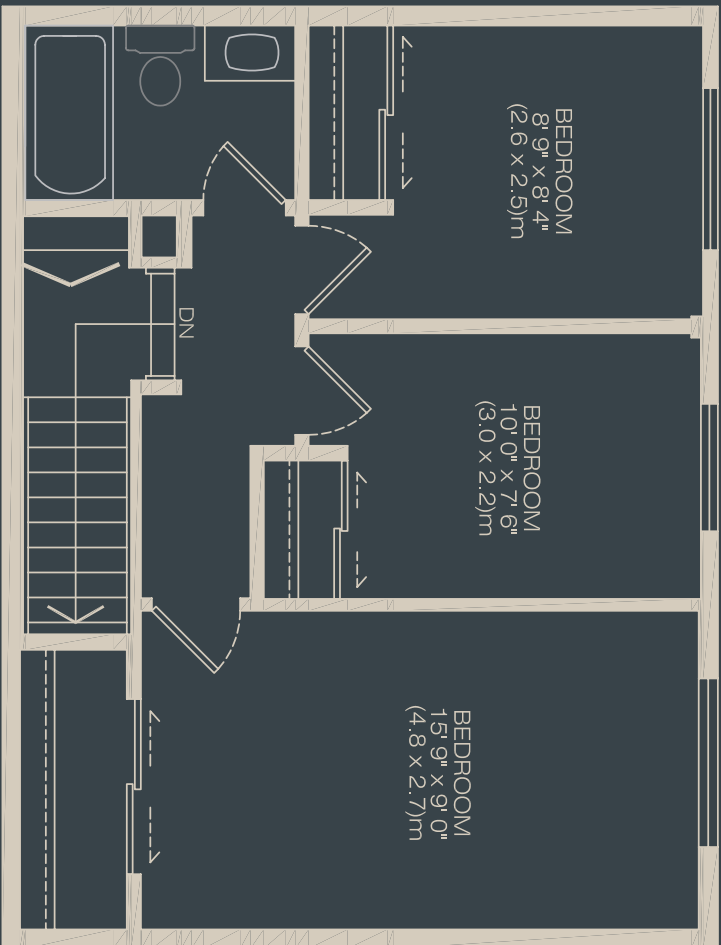
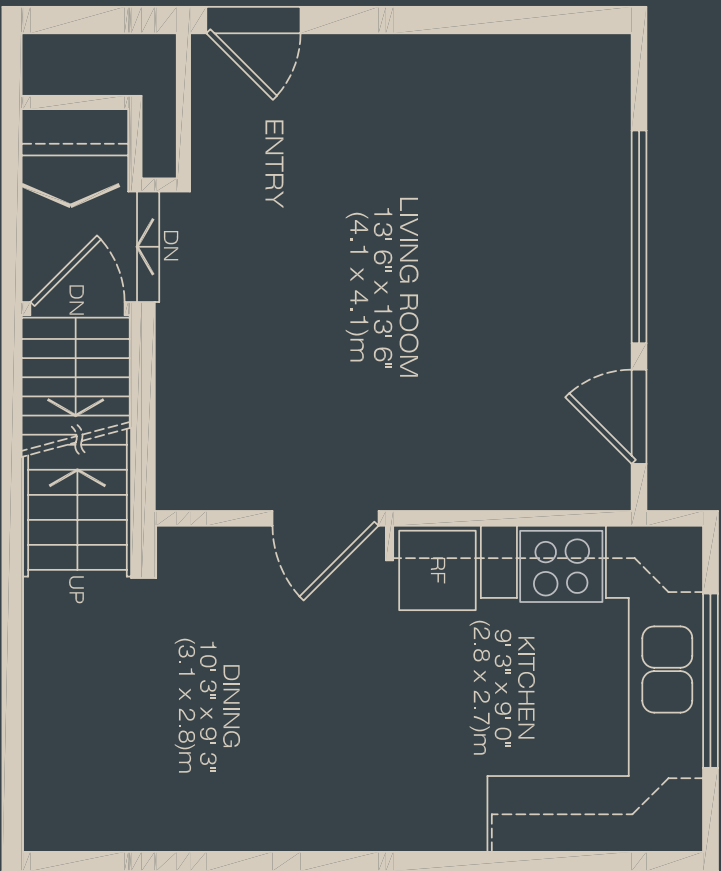


RE/MAX REALTY PROFESSIONALS

**259-4141**

[www.CalgaryRealEstateSolutions.com](http://www.CalgaryRealEstateSolutions.com)

PREPARED FOR  
 ELLYN MENDHAM &  
 TOM WESTCOTT  
 (RE/MAX PROFESSIONALS)



TOTAL FLOOR AREA  
 (M/F + U/F)  
 896 SqFt  
 83.2 m<sup>2</sup>

#71, 175 Manora Place  
 N.E. Calgary

MR. MEASURE FLOOR PLANS LTD.  
 403-603-2231  
 DIMENSIONS ARE ASSUMED TO BE ACCURATE TO THE  
 NEAREST TENTH OF A FOOT.  
 ALTHOUGH BELIEVED TO BE ACCURATE, MR. MEASURE  
 IS NOT WARRANTED TO BE SO, AND SHOULD NOT BE  
 USED FOR LEGAL PURPOSES. - PLANS NOT TO SCALE.

JCM8716  
 06/02/09