

# \$499,900 - 435 Manora Drive Ne, Calgary

MLS® #A2232356

## \$499,900

4 Bedroom, 2.00 Bathroom, 963 sqft

Residential on 0.15 Acres

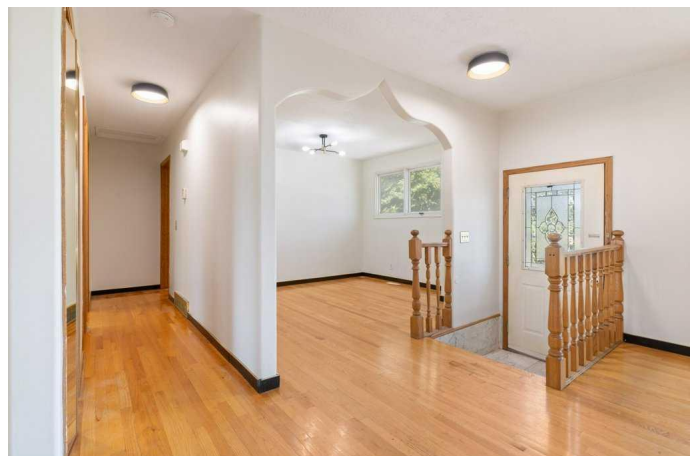
Marlborough Park, Calgary, Alberta

Welcome to this bright and versatile home nestled on a remarkably quiet street, directly across from an off-leash dog park. The main level features hardwood floors, 2 bedrooms, 1 full bathroom, convenient main floor laundry, and fresh updates including new lighting and paint. The basement, with its own separate entrance, includes 2 bedrooms, 1 bathroom, kitchen, large windows for natural light, and second washer/dryer—ideal for extended family and guests. The large south-facing backyard is perfect for entertaining or gardening, complete with a double detached garage and extra rear parking. This property has been a rental for many years and is ready for someone with a designer's eye to unlock its full potential. Close to schools, shopping, and public transit, with quick possession available!

Built in 1974

## Essential Information

MLS® #	A2232356
Price	\$499,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	963
Acres	0.15
Year Built	1974



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	435 Manora Drive Ne
Subdivision	Marlborough Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A4R2

### Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Detached, Parking Pad
# of Garages	2

### Interior

Interior Features	Laminate Counters, No Animal Home
Appliances	Built-In Refrigerator, Dryer, Electric Stove, Refrigerator, Washer, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 19th, 2025
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Days on Market	4
Zoning	R-CG

## **Listing Details**

Listing Office	Keller Williams BOLD Realty
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