



GRASSROOTS
REALTY GROUP

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163 Anaheim Circle NE
Calgary, Alberta

MLS # A2213387



\$555,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	972 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Central, Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Separate/Exterior Entry, Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C1N

Utilities: -

Inclusions: N/A

Welcome to this lovely bi-level home in the sought-after neighborhood of Monterey Park! This spacious residence is an excellent opportunity for investors or first-time home buyers. With a smart layout and thoughtful design, this property creates a warm and inviting atmosphere. On the upper level, you will find two cozy bedrooms and a full bathroom, perfect for relaxation. The lower level features two additional bedrooms and another full bathroom, making it great for hosting guests or accommodating a growing family. The upper level has been fully renovated, providing a fresh and modern living experience. One of the highlights of this home is the separate entrance to the basement, offering the potential for extra living space or rental income. The double detached garage is heated, keeping your vehicles and belongings safe year-round while also providing plenty of storage or workshop space for your hobbies. Located in the desirable Monterey Park neighborhood, this home is close to schools, parks, shopping and dining options. The friendly community adds to the feeling of belonging and safety, making it a wonderful place to live. Don't miss your chance to own this attractive and practical home in Monterey Park. Schedule a viewing today and discover the charm and convenience it has to offer.