



GRASSROOTS
REALTY GROUP

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66 Del Monica Villas NE
Calgary, Alberta

MLS # A2220091



\$359,900

Division:	Monterey Park		
Type:	Residential/Four Plex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,096 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Front Yard, Landscaped, Lawn, Level, No Ne		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 520
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Hoist in Garage

A WONDERFUL UNIT IN A PERFECT VILLA COMMUNITY FOR SENIORS OVER THE AGE OF 55. The units in this complex are snapped up quickly - reasonable price for quiet comfortable living. This home boasts 2 spacious bedrooms; 4 pce main bathroom and 2 pce ensuite; bright kitchen with loads of counter and cupboard space; large dining area; vaulted ceiling in the living room; big windows for lots of natural light; laundry on the main floor; porch at the front and a deck at the back with stubbed in gas outlet for your bar-b-q; oversized single garage with a lift from the garage floor to the main floor of the house. You have all your appliances - newer fridge, Dish washer, electric stove, stacked washer and dryer on the main floor, newer hot water heater and furnace. This complex has its own updated clubhouse where numerous activities are held and can be used for your private function if needed. You will be close to all amenities, shopping, hospital, walking trails, public transit as well as just a few moments drive to Stoney Trail and the Trans Canada Highway. This little community (only 40 units) within a community is very well managed with a strong reserve fund and a friendly and efficient Board. Plus a property manager who responds very quickly to your requests and questions. DON'T MISS OUT ON THIS ONE.