



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**94 Anaheim Place NE**  
**Calgary, Alberta**

**MLS # A2221644**



**\$575,000**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,614 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Irregular Lot, Landscaped, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** Lower Level Appliances - Range Hood, Refrigerator, Stove

Reduced \$25K. Welcome to this inviting 1,613 sq ft two-storey home, ideally located in the heart of Monterey Park. Featuring a bright, open layout with soaring high ceilings, this property offers both style and functionality for today's modern family. The main floor boasts a cozy gas fireplace in the family room, a large open-concept kitchen with a central island and a pantry. A dedicated laundry room adds to the practicality of everyday living and a 2 piece bathroom finishes this floor. Upstairs, you'll find three generously sized bedrooms, including a primary suite with a deluxe 5-piece ensuite, as well as an additional 4-piece bathroom for family or guests. The fully developed basement offers excellent income potential or extended family living, complete with a separate 1-bedroom illegal suite featuring a 4-piece bathroom and kitchenette. Suite has access via side door of garage for separate entrance. Enjoy outdoor living in the large, fully fenced backyard—perfect for family gatherings, gardening, or relaxation. With 4 bedrooms and 3.5 bathrooms in total, this cozy and move-in ready home is a must-see. Don't miss your chance to own in this desirable community!