



**GRASSROOTS**  
REALTY GROUP

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

**63 La Valencia Gardens NE**  
**Calgary, Alberta**

**MLS # A2222080**



**\$740,000**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,345 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Laminate, Parquet
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full, Suite
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Jetted Tub, No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** N/A

OPEN HOUSE SUNDAY August 31 2025 FROM 2pm TO 4pm. Rare find exceptional nice 2 story home with 5 BEDROOMS on upper level. Master bedroom has 5pc ensuite bath with jetted tub, separate standing shower and walk-in closet with mirror door. Parquet flooring in living, dining rooms and master bedroom. Laminate flooring throughout the main floor and the 2nd floor except the stairway (with carpet). Huge family room with bookshelves and French door leading to the deck. Nice balcony off the master bedroom on upper floor. Basement fully developed with illegal suite (kitchen), spacious recreation room, 3pc bathroom, storage room and den (just like a bedroom with a window but with no closet). The Poly B pipes of the entire house were replaced by the white PEX pipes. The fully fenced back yard is completed with a good sized deck, ideal for relaxing, entertaining and summer gatherings. Water heater tank just got replaced by a brand new one on May 17 2025. Close to school.