



**GRASSROOTS**  
REALTY GROUP

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**69 San Diego Manor NE**  
**Calgary, Alberta**

**MLS # A2226078**



**\$568,800**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Monterey Park   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,028 sq.ft.  | <b>Age:</b>   | 1999 (26 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | 220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener |               |                   |
| <b>Lot Size:</b> | 0.07 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Front Yard, Landscaped, See Remarks, Treed                     |               |                   |

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Central Vacuum, High Ceilings, Open Floorplan, See Remarks, Separate Entrance

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Sofa in Living room

Nestled on a quiet, picturesque street in a highly sought-after neighborhood, this charming and updated bungalow offers the perfect blend of comfort, style, and practicality. Featuring four spacious bedrooms, soaring vaulted ceilings, and an airy open-concept layout filled with natural light through the many windows- and highlighted by a striking bay window in the living room&mdash;this home is designed for easy family living. The main floor features a spacious foyer with a separate door to the basement which can be used as a separate entrance. Main floor also includes a generous primary bedroom with a walk-in closet, & another good sized bedroom, while the kitchen boasts rich oak cabinetry with plenty of cabinets plus pantry. The spacious dining nook with patio doors lead to a large railed deck, ideal for entertaining. The home also features two full beautiful bathrooms. Recent upgrades include new carpets on upper bedrooms and stairs plus fresh paint, modern lighting, and updated toilets, ensuring a move-in-ready experience. The fully developed lower level adds incredible versatility offering two additional bedrooms, a full bathroom, a large laundry/utility area, and flexible space for a media room, office, or guest accommodations&mdash;perfect for multigenerational living. Completing the property is an impressive double detached garage with 220V wiring, dual overhead doors, one with an elevated ceiling, plus paved alley access and bonus street parking by the nearby green space. All this, just steps from transit, close to schools, shopping, and essential amenities&mdash;an exceptional opportunity for the discerning buyer, on a tranquil street, and well-established community.