

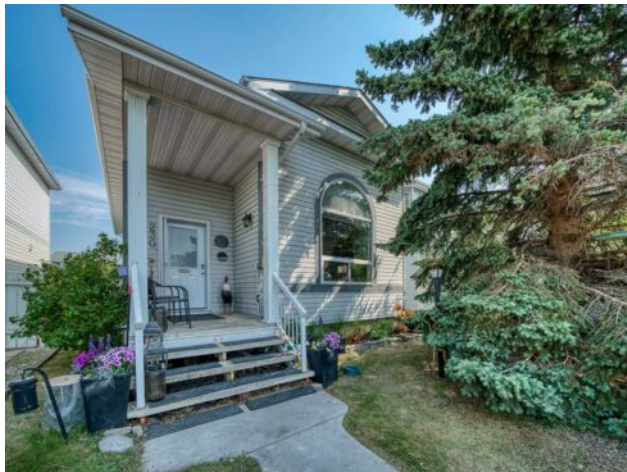


GRASSROOTS
REALTY GROUP

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230 Costa Mesa Close NE
Calgary, Alberta

MLS # A2230377



\$484,900

Division:	Monterey Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,648 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, On Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air
Floors:	Laminate, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Crawl Space, Partial, Unfinished
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Storage, Tankless Hot Water, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Pergola, Electric Fireplace, Moveable Island

Nicely maintained and well-laid-out 4-level split located on a quiet street in the heart of Monterey Park, offering a flexible layout ideal for families or anyone needing defined living spaces, all within walking distance to schools, parks, shopping, and with easy access to major roads and the airport. The main level features a bright living room with vaulted ceilings, a functional kitchen with stainless steel appliances, subway tile backsplash, corner pantry, and a moveable island, while patio doors off the dining nook lead to a fully fenced backyard complete with a pergola-covered patio — perfect for relaxing or entertaining. Upstairs offers two bedrooms, a full bathroom, and an open loft that serves well as a home office or could easily be enclosed to create a third upper-level bedroom. The third level adds even more space with a cozy family room featuring an electric fireplace, two additional bedrooms, and another full bathroom. The lower level remains undeveloped and is ready for future customization, with laundry, a high-efficiency furnace, tankless hot water tank, and a generous crawl space providing excellent storage. Rear parking is available off the paved back lane, completing this versatile and comfortable home in a family-friendly neighbourhood.