47 San Diego Place NE
Calgary, Alberta

MLS # A2236469

$600,000

Division:	Monterey Park
Type:	Residential/House
Style:	2 Storey

Size:	1,152 sq.ft.	**Age:**	1995 (30 yrs old)
Beds:	3	**Baths:**	1 full / 1 half

Garage:	Double Garage Attached
Lot Size:	0.12 Acre
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behir

Heating:	Central	**Water:**	-
Floors:	Carpet, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions:	N/A

This updated 3-bedroom home sits on a spacious pie-shaped lot backing onto green space in a quiet cul-de-sac — a rare find. The main floor features a bright open layout with a large living and dining area, convenient half bath, and a functional kitchen with a central island, corner pantry, and lots of prep space. Step out the sliding doors onto the back deck and take in the peaceful view — perfect for BBQs and summer evenings. Upstairs, the primary bedroom includes a walk-in closet and access to the full 4-piece bathroom. Two additional good-sized bedrooms complete the upper level. The basement offers a large rec room ideal for a second living space or games area, plus a laundry/utility room.   Updates: New roof (2022), newer windows, double attached garage, and just steps from a park and basketball court. Easy access to McKnight Blvd and Highway 1. A solid home in a prime location!