



GRASSROOTS
REALTY GROUP

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28 Del Monica Place NE
Calgary, Alberta

MLS # A2237360



\$695,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,717 sq.ft.	Age:	1989 (36 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Quartz Counters, Separate Entrance, Smart Home		

Inclusions: N/A

Welcome to this clean and well-maintained home in the desirable community of Monterey Park, NE Calgary. Offering over 2,500 sq ft of developed living space, this spacious two-storey features 3 bedrooms and 2 full baths upstairs, including a primary bedroom with a 4-piece ensuite, plus brand-new carpet and a new upstairs laundry for added convenience. The main floor boasts two bright living areas, a modern kitchen with stainless steel appliances, and a 2-piece powder room—perfect for families and entertaining. The fully finished basement (illegal suite) includes 2 bedrooms, 1 full bathroom, a brand-new kitchen with pantry, separate laundry, and new vinyl flooring and carpet throughout. A separate side entrance is currently under permit approval with the City of Calgary and will be completed by the seller. Enjoy the private backyard with a large deck and landscaping, plus a double attached garage with driveway parking. This vacant, move-in-ready home is immaculate and offers great value for both homeowners and investors.