



**GRASSROOTS**  
REALTY GROUP

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25 San Diego Way NE  
Calgary, Alberta

MLS # A2238041



**\$399,900**

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	989 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

**Heating:** Forced Air, Natural Gas

**Floors:** Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Open Floorplan, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

BEST PRICED 2 STOREY SINGLE FAMILY DETACHED HOME ON THE MARKET!!!! 3 BEDROOMS & 2 BATHS IN MONTEREY PARK WITH HUGE BACKYARD AND LOTS OF POTENTIAL!! SINGLE FAMILY DETACHED HOME - ACT FAST&mdash;DEALS LIKE THIS DON&rsquo;T LAST LONG!!! This well-laid-out home offers a MAIN FLOOR featuring a spacious kitchen with pantry, open living and dining areas and a convenient 2PC BATH! Upstairs, find a roomy PRIMARY BEDROOM, two additional good-sized bedrooms and a full 4PC BATH. The UNFINISHED BASEMENT provides plenty of room to customize and add your personal touch&mdash;ideal for families or investors looking to build equity. Enjoy a LARGE BACKYARD perfect for summer gatherings or future landscaping projects. Located in a friendly neighborhood close to schools, parks, and amenities, this home is a fantastic opportunity for first-time buyers or investors ready to make their mark! DON&rsquo;T MISS OUT ON THIS PRICED-TO-SELL GEM IN MONTEREY PARK!