



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

48 LA VALENCIA Gardens NE
Calgary, Alberta

MLS # A2247241



\$569,900

Division:	Monterey Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,009 sq.ft.	Age:	1991 (34 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Concrete, Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: none

Immaculate raised bi-level house in a well-established community of Monterey park, boasting a prime location walking distance from the bus stop, a shopping centre, banks, schools, library, medical facilities gas stations and more. This residence features 2 bedrooms upstairs , one bath, a generous dining area, and a spacious living room on the Main level separate laundry near basement door. Basement comes with 2 BED ILLEGAL SUITE WITH SEPARATE ENTRANCE . It has 2 bed , 1 bath ,living/Rec room and separate laundry INSIDE BASEMENT . The backyard features with brand new deck garden area and detached double car garage and paved back lane. Recent upgrades encompass a newly developed basement fairly new roof, siding, eavestroughs, screens, vinyl plank flooring, fresh paint, a hot water tank, and modern light fixtures. This meticulously maintained property is perfectly suited for families and discerning investors seeking a turnkey home. Embrace the paved front yard for extra parking . Conveniently situated near major highways. Don't hesitate & schedule your exclusive viewing appointment today!