



GRASSROOTS
REALTY GROUP

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45 Costa Mesa Close NE
Calgary, Alberta

MLS # A2251829



\$499,900

Division:	Monterey Park		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,750 sq.ft.	Age:	1992 (33 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Few Trees, Lawn, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: All light fixtures, all window coverings

Welcome to 45 Costa Mesa Close NE! 1750 square feet above grade for less than \$500k? Yes, it's still possible. This nicely maintained 4-level split located on a quiet street, steps from a playground in the heart of Monterey Park is sure to please. Central air conditioning is a must during summer heat waves, and this home is always cool and serene. 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/dining room with an open concept layout. The kitchen could be opened up with the removal of a couple of cabinets, giving the owner great sight lines throughout the main level. Upstairs offers two bedrooms, a full bathroom, and a nice sized ensuite and walk in closet. The third level adds even more space with a large family room featuring a gas fireplace for those cold winter nights. The lower level includes another bedroom and plenty of storage, as well as a brand new furnace for piece of mind this winter. This house has it all! Call your favourite realtor today!