



**GRASSROOTS**  
REALTY GROUP

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**74 Anaheim Circle NE  
Calgary, Alberta**

**MLS # A2259038**



**\$579,900**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,023 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

CALLING ALL INVESTORS! A promising property ripe for cash flow is a perfect investment opportunity or starter home for first time home buyers. This spacious property features a beautiful vaulted ceiling that floods the main level with natural light! The whole house has gone through a full transformation with a modern kitchen & quartz countertops, updated appliances, stunning bathroom remodel, LVP flooring, separate laundry, upgraded vinyl windows, the list is endless! And did we mention that it has 6 BEDROOMS!! With 3 large bedrooms upstairs, functional layout and even patio doors with wrap around deck, it's the perfect amount of space for a small family. The large fully developed basement boasts an illegal basement suite with a 3 bedroom layout, offering additional living space or an income helper. The basement features lots of natural light with large windows and a private laundry. Outside, the entire exterior has been updated with a modern colour palette, and a large yard awaits your vision with space for a garage and more. Book your showing now to explore the potential of this property!