



GRASSROOTS
REALTY GROUP

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**61 San Diego Way NE
Calgary, Alberta**

MLS # A2260496



\$485,000

| | | | |
|------------------|----------------------------|---------------|-------------------|
| Division: | Monterey Park | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,006 sq.ft. | Age: | 1995 (30 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Off Street | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Lane, Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Quartz Counters | | |

Inclusions: N/A

Welcome to this very well kept Detached Two Storey home in the much DESIRED community of Monterey Park. Located on a quiet street, within walking distance of public transit and easy access to Stoney Trail and 16th Ave. The main floor of this house boasts an OPEN FLOOR plan comprising of a HUGE living room , dining and kitchen. The Chef's pride kitchen comprise of all Stainless Steel Appliances. The Kitchen has Patio sliding doors leading out to a large deck. The upstairs includes three SPACIOUS bedrooms and a full 4-piece bathroom. The basement is finished with a HUGE Family room , a full washroom and the utility room. The backyard is fully fenced. FRESHLY painted, newer FLOORING , NEW LIGHTING Fixtures, New QUARTZ counter top in the kitchen - the house boasts of a lot of upgrades recently done. An excellent starter home - don't let it slip out of your hands!