



GRASSROOTS
REALTY GROUP

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25 San Diego Way NE
Calgary, Alberta

MLS # A2263543



\$498,800

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	985 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry, See Remarks, Separate Entrance		

Inclusions: Electric Stove, Microwave Hood Fan x2, Refrigerator x2, Dishwasher, Washer x2, Dryer x2

FULLY RENOVATED!! ONE OF THE BEST PRICED DETACHED 2-STOREY ON THE MARKET!! SEPARATE LAUNDRY FOR UPSTAIRS AND DOWNSTAIRS!! 1350+ SQFT OF LIVING SPACE!! 3 BEDROOMS!! 2.5 BATHS!! HUGE BACKYARD!! ILLEGAL SUITE BASEMENT WITH SEPARATE ENTRANCE!! Step inside to a BRIGHT & MODERN MAIN FLOOR featuring a spacious living area, an upgraded kitchen with PANTRY & STAINLESS STEEL APPLIANCES, a cozy dining space, and a convenient 2PC bath. Kitchen opens directly to the LARGE BACKYARD—perfect for summer BBQs and family fun! Upstairs offers 3 GENEROUS BEDROOMS including a PRIMARY with closet space, a 4PC bath, and UPPER FLOOR LAUNDRY for added convenience. The SEPARATE ENTRANCE ILLEGAL SUITE BASEMENT is a huge bonus—featuring a REC ROOM, kitchen, second laundry, and a 3PC bath - endless potential for entertaining. Located in MONTEREY PARK, close to schools, parks, shopping, and transit—this property is a fantastic option for families and investors alike. DON’T MISS THIS RENOVATED GEM—INCREDIBLE VALUE IN A GREAT COMMUNITY!!