



**GRASSROOTS**  
REALTY GROUP

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

**224 Eldorado Place NE**  
**Calgary, Alberta**

**MLS # A2285619**



**\$699,900**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,697 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Landscaped, Pie Shaped Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks, Vinyl Windows		

**Inclusions:** N/A

1,697 square feet on the main floor of this bungalow in the highly sought-after community of Monterey Park! Yes, you read that correctly, almost 1,700 square feet of living space spread out on the main floor, which includes 3 bedrooms, 2 bathrooms and 2 living rooms. Bungalows of this size are just not that easy to find anymore, seriously - you won't find them if you tried. This beautifully maintained home is located in the Eldorado Estates, on the corner of a quiet cul-de-sac, giving you a large pie-lot that must be seen in person to truly understand. This backyard spans the equivalent width of 3 of the homes across the back lane, so there is room for everything you need and more. Want to park your RV in the back? Go right ahead and still have room for much more. Inside, you'll find a thoughtfully laid out home, with a large Primary bedroom, which includes a 4 Piece Ensuite. The kitchen features stainless steel appliances and granite countertops. 2 separate dining areas and 2 separate living rooms as well as another 2 bedrooms and bathroom round out the upper floor. Take note of this large layout, because as you head downstairs, you'll find almost an identical footprint ready for your own touch. Add 3 more bedrooms if you like, as there is another 1,629 square feet at your disposal. That's over 3,300 square feet of living space once you're done! This is your forever home, as it's large enough for your family to grow in, but gives you the ability to age in place and never have to move ever again. \$50,000 worth of updates have been done for you already, including new roof (2022), triple-pane windows and blinds (2023), R50 insulation (2023), and new fence (2024). Smoke-free, pet-free, move-in ready! Minutes to shopping, schools, parks & transit. Book your showing today!

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