



**50 Del Monica Villas NE  
Calgary, Alberta**

**MLS # A2287407**



**\$414,900**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,003 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Rectangular Lot		

**Heating:** Forced Air

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home, Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 535

**LLD:** -

**Zoning:** M-CG d21

**Utilities:** -

**Inclusions:** n/a

Gorgeous Updated Corner Unit in the Highly Sought After 55+ Heritage Point of Monterey Park. This beautifully updated 2-bedroom adult living bungalow villa offers style and comfort throughout. Recent upgrades include fresh paint, stunning new vinyl plank flooring, brand-new (never used) kitchen appliances, fully refreshed bathrooms, chic modern light fixtures, and elegant zebra blinds - and that's just the beginning. The bright, open concept living and dining area features vaulted ceilings, creating an airy and welcoming space perfect for relaxing and entertaining. The kitchen offers an abundance of cabinetry, including a separate built-in station ideal for organisation or a coffee bar. The spacious primary bedroom includes a private ensuite, while both bedrooms are good sized with updated closets. Main-floor laundry adds everyday convenience. Two generous sized decks, a front deck and a larger, private deck in the back. The attached garage provides secure parking and additional storage. Heritage Point is a well maintained 40-unit complex featuring a clubhouse with two kitchens, meeting rooms, and ample space to host events and socialize with neighbours. Visitor parking is just steps away. Ideally located near shops and scenic walking paths, and a 5 minute drive to Village Square Leisure Centre.