



GRASSROOTS
REALTY GROUP

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36 Del Monica Villas NE
Calgary, Alberta

MLS # A2287435



\$345,000

Division:	Monterey Park		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,009 sq.ft.	Age:	1994 (32 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Level, Rectangular Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 535
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d21
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows		
Inclusions:	None		

36 Del Monica Villas — Welcome to sought-after 50+ adult living in this intimate and beautifully maintained complex of just 40 units, complete with a spacious two-level clubhouse designed for connection, gatherings, and community enjoyment. This immaculate bungalow-style villa shows exceptionally well and reflects true pride of ownership throughout. Recently refreshed with fresh paint and new vinyl plank flooring, along with a newer refrigerator, the home feels bright, modern, and move-in ready. The open-concept kitchen offers generous workspace and flows seamlessly into the dining area, where elegant French doors lead to your private rear deck — the perfect spot for morning coffee or relaxing summer evenings. The living room is warm and inviting, featuring vaulted ceilings and large windows that flood the space with natural light. The main level includes two generously sized bedrooms, including a primary suite with its own convenient 2-piece ensuite, plus main floor laundry and direct interior access to the attached garage for everyday comfort and convenience. Downstairs, you’ll find a 4-piece bathroom which helps by providing additional flexibility for guests, hobbies, or future development potential. Additional selling features include a large front porch and a sunny West Facing back deck and the peace of mind of a no-smoke, no-pet home that has been meticulously maintained. If you’re seeking low-maintenance living in a quiet, welcoming community, this spotless and beautifully cared-for villa is a must-see.