



**6910 26 Avenue NE**  
**Calgary, Alberta**

**MLS # A2301043**



**\$499,900**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,110 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-CG
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to this beautiful bi-level home in the highly desirable community of Monterey Park. This well-maintained detached property offers comfortable living space, featuring 4 bedrooms and 2 full bathrooms. The home boasts a fully renovated kitchen and bathrooms with elegant granite countertops. Enjoy the sunken living room with a cozy fireplace, perfect for relaxing or entertaining. Large windows throughout the home provide plenty of natural light, enhancing the spacious feel of each room. Step outside to a large covered deck and a fully fenced backyard with easy access to the back alley. The property also includes a double detached garage and additional storage space. The fully developed basement features a recreation room, one bedroom, a full bathroom, a storage room, and a conveniently located laundry area. Ideally situated just steps away from bus stops, daycare, parks, schools, playgrounds, and shopping centers, this home offers exceptional convenience for everyday living. Neat, clean, and move-in ready, this property is perfect for first-time home buyers, investors, or working professionals. Don't miss your opportunity to own this stunning Monterey Park home—book your showing today!