



**45 Eldorado Close NE
Calgary, Alberta**

MLS # A2153386



\$679,900

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,577 sq.ft.	Age:	1991 (33 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 2XHood Fan, Refrigerator

WELCOME to A beautiful 2-storey Single Family Home, FULLY RENOVATED | WALK UP BASEMENT | ILLEGAL BASEMENT SUITE in Monterey Park! Situated on a huge Corner lot, with lots of space for parking on the side! NEW WINDOWS, ROOF, FLOORING, DOORS, APPLIANCES, KITCHEN, HOT WATER TANK, FURNACE AND NEW COUNTERTOPS (2021) Boasting over 2000 Sqft of living space, along with a good-sized DEN and Laundry Room, family room with wall mounted fireplace, half bathroom and deck on the main floor. An amazing fully RENOVATED KITCHEN with a breakfast nook leads to a massive deck. Upstairs you will find a huge master bedroom with 4pc ensuite along with a walk-in closet. 2 additional good sized bedrooms with a common 4pc bath. The walk-up illegal basement suite has amazing rental income including a large rec room, a kitchen, two good size bedrooms, a full 4pc. Dont miss this GEM!