



**43 Anaheim Crescent NE
Calgary, Alberta**

MLS # A2185987



\$659,900

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,442 sq.ft.	Age:	1998 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Environmental Reserve		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork, No Animal Home, No Smoking Home, See Remarks		

Inclusions: n/a

Nestled in the heart of Monterey Park, this impeccably maintained and upgraded home offers the perfect combination of style, functionality, and location. Backing onto a serene environmental reserve/grove, the property boasts stunning views and a rare walkout basement complete with a fully equipped illegal suite. The main floor features an open-concept design with a cozy family room highlighted by a gas fireplace and elegant Acacia hardwood flooring. The spacious kitchen showcases solid oak cabinetry, a double corner sink overlooking the southwest-facing backyard, and durable tile flooring. The bright nook area opens to a southwest-facing back deck, ideal for sun enthusiasts seeking a private retreat. Upstairs, you’ll find three generously sized bedrooms, including the master suite with a walk-in closet, a luxurious 4-piece ensuite featuring a jetted tub, and ample natural light. The fully finished walkout basement adds exceptional value with its 1-bedroom suite, complete with a separate laundry area, offering potential for rental income or additional family living space. The double attached garage is fully insulated, drywalled, and heated, perfect for Calgary winters. Situated on a quiet street yet conveniently close to playgrounds, public transportation, and other amenities, this home is ideal for families. Don’t miss the opportunity to make this wonderful property your own!