



**47 Anaheim Crescent NE  
Calgary, Alberta**

**MLS # A2292009**



**\$599,900**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,609 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Jetted Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	None		

ATTENTION INVESTORS AND SAVVY HOME BUYERS!! RARE OPPORTUNITY TO ACQUIRE ONE OF THE NICEST LOCATION IN MONTEREY PARK. The investment upside is immense! This walkout home has 2,270 sq. ft. of finished living space and sits on a massive, south-facing pie lot at the end of a quiet, child-safe cul-de-sac. The property offers an unrivaled waterfront setting, backing directly onto a tranquil pond, low-lying treed area, and extensive bike paths. With no rear neighbors and completely unobstructed views, this premium lot is a rare find. The main floor features an open great room with soaring two-story windows designed to capture all-day southern sunlight. The functional layout includes an oak island kitchen with granite tops, a corner pantry and a living area anchored by a gas fireplace. A dedicated main floor laundry room and a large sundeck provide fantastic views of the water and park, while the massive maintenance-free backyard features a beautiful sit-out area perfect for relaxing by the pond. The front landscaping includes artificial green turf/grass which looks beautiful all year round and does not require any mowing! The upper floor consists of three bedrooms, including a primary suite with a walk-in closet and a private ensuite with a jetted jacuzzi tub. A major highlight is the fully finished walk-out basement, which features an illegal suite. This bright lower level includes a fourth bedroom, a 3-piece bath, kitchen and a large open living space with direct access to the yard. Please note the basement carpet requires replacement and the home needs cosmetic TLC throughout. This property is priced to reflect its current condition, offering incredible upside for a buyer looking to renovate and customize a home in a top-tier location. Immediate access to the pond, playgrounds, and bike paths right at your back door. Bring your vision to this

one-of-a-kind waterfront retreat.