



**GRASSROOTS**  
REALTY GROUP

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**47 Carmel Close NE**  
**Calgary, Alberta**

**MLS # A2307837**



**\$499,900**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,246 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Irregular Lot, Lawn, Street Lighting, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

Looking for a detached home without the detached price? This is your opportunity. Priced under \$500,000, this well-maintained home offers incredible value in a quiet, family-friendly neighborhood close to everyday amenities. Whether you're a first-time buyer or looking to invest, this is the kind of property that just makes sense. Inside, you'll find two oversized bedrooms that give you more space than you'd expect, along with 1.1 bathrooms for added convenience. The layout is practical and comfortable, with room to live now and grow into over time. The basement is unfinished, giving you a blank canvas to design exactly what you need. Add a third bedroom, a rec space, or keep it as extra storage. The potential is there. Step outside and you'll really see what sets this home apart. The huge backyard offers endless possibilities. Think summer barbecues, a future garden, or simply a space to relax and enjoy some peace and quiet. Location is another win. You're tucked into a calm neighborhood, yet still just minutes from shopping, restaurants, parks, and other daily essentials. Detached, spacious, and under \$500K. Opportunities like this don't come often. Come see it before it's gone.