



**207 Eldorado Close NE  
Calgary, Alberta**

**MLS # A2308338**



**\$630,000**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,808 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Attached, Front Drive, Garage Door Opener, Ins		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Granite, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** none

Welcome to this well-maintained 1,807 sq ft 2-storey front garage home in the desirable community of Monterey Park, located directly across from a park in a safe, family-friendly neighbourhood. The main floor offers a bright layout with separate living & family areas, dining space, and a kitchen featuring granite countertops and a large island. Upstairs includes 3 spacious bedrooms, all with walk-in closets, including a primary bedroom with a 4-piece ensuite (jetted tub & separate shower). Enjoy the fully fenced, large backyard with stamped concrete patio—perfect for entertaining. The home is very clean, with fresh paint, professionally cleaned carpets, and a 1-year-old hot water tank. The basement features a separate entrance and a 2-bedroom illegal suite (subject to city approval)—great potential for additional income. Close to schools, parks, shopping, and quick access to 16 Ave & Stoney Trail. Please call your favourite realtor and book your showing today!