



**100 SAN DIEGO Green NE**  
**Calgary, Alberta**

**MLS # A2316244**



**\$679,000**

<b>Division:</b>	Monterey Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,433 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Pie Shaped Lot		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Double Vanity, No Smoking Home, Stone Counters, Storage, Vaulted Ceiling(s)

**Inclusions:** N/A

Beautifully updated 4 level split on a large pie shaped lot in a quiet crescent. This bright, well maintained home features new flooring throughout the main level, a spacious living/dining area with a sunny bay window, vaulted ceilings, and recessed LED lighting. The renovated kitchen offers extensive cabinetry, quartz countertops, stainless steel appliances, and direct access to a fully enclosed west facing sunroom—ideal for enjoying afternoon and evening light. The upper level includes two generous bedrooms and a stylish 4 piece bathroom with dual access from the primary bedroom and hallway. The third level provides a cozy family room with a gas fireplace and custom built ins, a renovated full bathroom, and a third bedroom. The finished basement adds exceptional versatility with an additional bedroom, recreation room, full bathroom, second kitchen, and its own separate entrance—perfect for multi generational living. Additional features include an attached, heated double garage and ample yard space thanks to the oversized lot. Move in ready and offering outstanding flexibility, this home is an excellent opportunity in a desirable location.