



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

57 San Diego Way NE
Calgary, Alberta

MLS # A2324152



\$439,900

Division:	Monterey Park		
Type:	Residential/House		
Style:	3 Level Split		
Size:	844 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Pri		

Heating:	Standard, Floor Furnace, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Welcome to this exceptionally well-maintained three-level split in the desirable community of Monterey Park. Lightly lived in and showing true pride of ownership, this charming home offers an efficient and functional layout with approximately 844 sq. ft. above grade plus a fully developed lower level. The bright upper level features three good sized bedrooms, each equipped with ceiling fans, along with a well-appointed four-piece bathroom. The spacious lower level offers a large family room, a three-piece bathroom, and a dedicated laundry area, providing plenty of additional living space for family and guests. Step outside and enjoy the convenience of a heated and insulated double detached garage complete with 220V wiring—ideal for hobbyists, tradespeople, or electric vehicle charging. Located just steps from green space, community pathways, and parks, this home offers the perfect balance of comfort, functionality, and outdoor accessibility. Fence and roof were done in 2021, the hot-water tank and furnace were done in 2018. Whether you're a first-time buyer, downsizer, or investor, this move-in-ready Monterey Park home presents an outstanding opportunity in a family-friendly neighbourhood.