



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3 San Diego Manor NE Calgary, Alberta

MLS # A2325900



\$515,500

Division:	Monterey Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	885 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Chandelier, High Ceilings, Wet Bar		

Inclusions: n/a

Welcome to this beautifully maintained 3-bedroom, 3-bathroom home, perfectly situated on a desirable corner lot in the family-friendly community of Monterey Park. Featuring a double attached front garage, this home offers the perfect blend of comfort, functionality, and peace of mind. Step inside to a warm and inviting open-concept layout designed for everyday living and effortless entertaining. The spacious living and dining areas flow seamlessly into the well-appointed kitchen, complete with modern appliances and ample cabinetry for all your storage needs. Enjoy the confidence of major recent upgrades, including a new roof, furnace, hot water tank, and appliances—all replaced within the past four years—providing exceptional value and worry-free living. Upstairs, you'll find three generously sized bedrooms, including a comfortable primary suite with its own private ensuite bathroom. The fully finished basement expands your living space and features a stylish bar, making it the perfect spot to host family and friends or unwind after a long day. Outside, the private yard offers plenty of room for gardening, children, pets, or simply relaxing and enjoying the outdoors. Conveniently located close to schools, parks, shopping, restaurants, and everyday amenities, this move-in-ready home is an outstanding opportunity for families and anyone looking to enjoy all that Monterey Park has to offer. Don't miss your chance to make this exceptional property your next home—book your private showing today!