



GRASSROOTS
REALTY GROUP

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7 San Diego Manor NE Calgary, Alberta

MLS # A2330039



\$550,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,192 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to 7 San Diego Manor NE, an exceptional opportunity for first-time home buyers, savvy investors, or anyone looking for a home with mortgage-helper potential! Situated in the sought-after community of Monterey Park, this beautifully updated two-storey offers nearly 1,750 sq. ft. of developed living space and a thoughtfully designed layout. Renovated from top to bottom, including a new roof in 2019, this move-in-ready home features a bright and spacious main floor with a welcoming living room, convenient 2-piece powder room, and a modern kitchen complete with granite countertops, stainless steel appliances, and a generous dining area. Large windows throughout flood the home with natural light, creating a warm and inviting atmosphere year-round. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, including a spacious primary retreat with its own private 3-piece ensuite. The fully developed basement offers excellent flexibility with its separate entrance, one bedroom, full bathroom, living area, and laundry and lots of storage space — making it an ideal setup for extended family or future illegal suite potential (subject to municipal approvals) - there was previously a kitchen set up so someone could easily add again! Outside, enjoy the expansive backyard featuring a charming deck, pergola, and convenient rear parking pad with gated access from the alley. Ideally located close to parks, schools, shopping, transit, and with quick access to Stoney Trail, this is a fantastic opportunity to own a stylish, move-in-ready home in one of Northeast Calgary's most desirable communities.