



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

92 San Diego Green NE
Calgary, Alberta

MLS # A2330945



\$625,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,447 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island		
Inclusions:	N/A		

Welcome to this beautifully updated 2-storey home extensively renovated with a new roof & new siding in 2017, luxury vinyl plank flooring and new toilets in fall 2022, this move-in-ready home offers exceptional value and peace of mind. Step inside to a bright living room featuring soaring ceilings, a cozy fireplace, and an abundance of natural light. The main floor also offers a spacious dining room, perfect for family dinners and entertaining, along with a beautifully appointed kitchen featuring new kitchen island with quartz countertops & new maple cabinet in summer 2025, stainless steel appliances and a corner pantry. Upstairs, the primary bedroom includes a private 3-piece ensuite, while the additional bedrooms provide plenty of space for family or guests. The professionally developed basement (late 2023) adds even more living space with 2 new Egress windows, a large family room, a spacious bedroom, a versatile flex room ideal, and a 3-piece bathroom. Step outside to the large deck overlooking the fully landscaped and fenced backyard—an ideal setting for relaxing or entertaining. A double attached garage completes this fantastic home. Don't miss your opportunity to make it yours!