



GRASSROOTS
REALTY GROUP

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51 San Diego Place NE
Calgary, Alberta

MLS # A2332708

\$550,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,062 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Landscap		



No Photo Available

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vinyl Windows		

Inclusions: None

****OPEN HOUSE! Saturday and Sunday, August 1 & 2: 2-4pm!**** Welcome to this FULLY DEVELOPED family home with a DOUBLE ATTACHED GARAGE, ideally situated in what is arguably ONE OF THE BEST LOCATIONS IN MONTEREY PARK! Nestled on a QUIET CUL-DE-SAC, this substantially RENOVATED home BACKS ONTO A BEAUTIFUL TREED GREEN SPACE AND WALKING PATH SYSTEM. The large PIE-SHAPED LOT is adjacent to pathways leading to playgrounds, a basketball court, and other nearby amenities, creating the perfect setting for family living. This thoughtfully UPDATED home has had all the Poly-B plumbing removed and replaced and offers 4 bedrooms and 2 full bathrooms. The WIDE-OPEN FLOOR PLAN is designed with families in mind, while the NEW WIDE-PLANK LUXURY VINYL PLANK FLOORING and KNOCKDOWN CEILING WITH POT LIGHTS throughout adds a fresh, modern touch. The spacious foyer opens into the combined living, dining, and kitchen area. LARGE WINDOWS, including a charming bay window in the kitchen, OVERLOOK THE PARK and fill the home with an abundance of NATURAL LIGHT. The dining area offers flexible seating arrangements, making it easy to accommodate a family-sized table. The kitchen features QUARTZ COUNTERTOPS, ample counter space, STAINLESS-STEEL APPLIANCES with UPGRADED HOOD FAN, and plenty of cabinetry, while providing direct access to the LARGE DECK/YARD - perfect for outdoor dining and entertaining. The conveniently located MAIN-FLOOR LAUNDRY area with NEWER WASHER AND DRYER is situated just off the kitchen. Upstairs, you'll find three well-proportioned bedrooms. The master bedroom features a BAY WINDOW with peaceful views of the BEAUTIFUL GREEN SPACE, while the additional bedrooms share

a 4-piece bathroom. The FULLY DEVELOPED LOWER LEVEL features a HIGH-EFFICIENCY FURNACE, and includes a spacious family room, a full bathroom, and a fourth bedroom (window does not meet egress requirements), providing excellent additional living space for a growing family. The DOUBLE ATTACHED GARAGE was recently painted, and completes the home, while the long driveway offers plenty of extra parking for family and guests. The QUIET CUL-DE-SAC location provides exceptional privacy while offering easy access to major roadways. Monterey Park is a well-established residential community in northeast Calgary, known for its quiet streets, family-friendly atmosphere, and diverse population. Residents enjoy convenient access to schools, playgrounds, walking paths, nearby shopping, and everyday services, with excellent connectivity to McKnight Boulevard, Stoney Trail, and 16 Avenue NE. Combining suburban comfort with urban convenience, Monterey Park remains a popular choice for families, commuters, and first-time homebuyers. With its EXTENSIVE RENOVATIONS, FUNCTIONAL LAYOUT, and outstanding location BACKING ONTO GREEN SPACE, this home is the perfect choice for a growing family.