



**GRASSROOTS**  
REALTY GROUP

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23 San Diego Manor NE  
Calgary, Alberta

MLS # A2334580



**\$479,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Monterey Park          |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bi-Level               |               |                   |
| <b>Size:</b>     | 804 sq.ft.             | <b>Age:</b>   | 1997 (29 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.07 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard   |               |                   |

|                    |                                |
|--------------------|--------------------------------|
| <b>Heating:</b>    | Forced Air                     |
| <b>Floors:</b>     | Carpet, Linoleum               |
| <b>Roof:</b>       | Asphalt Shingle                |
| <b>Basement:</b>   | Full                           |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame       |
| <b>Foundation:</b> | Poured Concrete                |
| <b>Features:</b>   | See Remarks, Walk-In Closet(s) |

|                   |      |
|-------------------|------|
| <b>Water:</b>     | -    |
| <b>Sewer:</b>     | -    |
| <b>Condo Fee:</b> | -    |
| <b>LLD:</b>       | -    |
| <b>Zoning:</b>    | R-CG |
| <b>Utilities:</b> | -    |

**Inclusions:** Hood Fan \*\* All appliances in as is, where is condition \*\*

Welcome to this bright and inviting bi-level home in Monterey Park, situated on a large lot and featuring a double front attached garage. The main level offers an open floor plan with a spacious kitchen, dining area and sun filled living room, along with two generously sized bedrooms and a full bathroom. The fully finished lower level provides a large, versatile recreation space, a den, a second full bathroom and a convenient laundry area. The expansive lot offers plenty of outdoor space and endless possibilities for gardening, entertaining or creating your ideal backyard retreat. Offering plenty of space and potential, this warm and comfortable home is ready for your personal touches and style. An excellent opportunity you won't want to miss!