



GRASSROOTS
REALTY GROUP

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55 San Diego Manor NE
Calgary, Alberta

MLS # A2337503



\$474,800

Division:	Monterey Park		
Type:	Residential/House		
Style:	Bi-Level		
Size:	910 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Corner Lot		

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:	Granite Counters, No Animal Home		

Inclusions: None

Welcome to this well-located corner-lot bi-level home in Monterey Park, ideally situated close to transit services, schools, playgrounds, shopping centres, and major highways, offering excellent convenience for families and commuters. The main level features a welcoming foyer with an open-to-below design and a large bay window that fills the space with natural light. The functional kitchen includes a dedicated eating area and a convenient side door leading to the backyard deck, perfect for easy outdoor access. The main floor offers three bedrooms, including a spacious primary bedroom, along with a full 4-piece bathroom. The partially finished basement provides additional living space with a recreation room, fourth bedroom, and another full bathroom. A laundry area and furnace room complete the basement. With 4 bedrooms and 2 full bathrooms, a corner-lot location, and a convenient layout, this home offers plenty of potential for families and buyers looking for additional living space. Be the first to view this property! Contact your favourite REALTOR® today to book your private showing.