



GRASSROOTS
REALTY GROUP

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55 Anaheim Crescent NE
Calgary, Alberta

MLS # A2338363



\$579,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,439 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Interior Lot, M		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: Basement Suite Appliances: Stove, Fridge, Range Hood Fan, Stackable Washer/Dryer

1 Bedroom Basement Suite (Illegal) | 4 Bedrooms | 3.5 Bathrooms | 1,439 SqFt Above Grade | Finished Walk-Out Basement | Double Attached Garage | Separate Entrance | Large Lot Backing onto Greenspace | Open Kitchen | Gas Fireplace | Primary with Ensuite | Large Windows | Abundant Natural Light | Fully Fenced Private Yard | Rear Deck | Front Porch | Convenient Location | Close to Schools, Parks & Shopping. Welcome home to this spacious 2-storey family home in the established community of Monterey Park, offering 1,439 SqFt above grade plus a fully finished walk-out basement & an incredible lot backing onto greenspace. Step inside to a bright main level where large windows fill the home with abundant natural light. The spacious living room is centred by a gas fireplace, creating a warm & inviting gathering space that flows into the dining area & open kitchen. The main level is complete with a convenient 2pc bathroom. Upstairs holds 3 bedrooms & 2 full bathrooms, including a generous primary bedroom with a private ensuite. Bedrooms 2 & 3 provide excellent space for family, guests or a home office. The fully finished walk-out basement offers exceptional flexibility with a separate entrance, open recreation room, kitchen, spacious bedroom & 3pc bathroom, creating an ideal setup for extended family or additional household space. Outside, enjoy the large fully fenced backyard with a rear deck, front porch & direct views of the greenspace behind, providing plenty of room for outdoor dining, entertaining, children & pets. The double attached garage provides secure parking & additional storage. Located close to schools, parks, playgrounds, shopping & major amenities, this home offers excellent space, flexibility & an incredible family-friendly location. Hurry & book your showing today!

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