



GRASSROOTS
REALTY GROUP

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8079 Laguna Way NE
Calgary, Alberta

MLS # A2340754



\$570,000

Division:	Monterey Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,056 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	3
Garage:	On Street, Parking Pad, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Standard, Forced Air, Natural Gas
Floors:	Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Welcome to this exceptionally versatile, updated bungalow in the entry of Monterey Park, offering an outstanding opportunity for investors or homeowners looking for a reliable mortgage helper. This newly renovated home features complete separation between the main floor and the basement legal suite via a dedicated separate entrance, making it an ideal rental setup. Inside, the property showcases fresh modern finishes and bright living spaces throughout. Outdoors, you will find a fully fenced back yard boasting lush green space, a single detached garage, and a dedicated parking pad. Conveniently situated in a prime location close to local schools, neighborhood parks, walking paths, and transit options. The home also provides effortless commute access to both Stoney Trail and McKnight Boulevard. Combining premium finishes, aesthetic presentation, investment opportunity, and exceptional proximities to highways and amenities, this Monterey Park bungalow is a rare and standout investment and housing opportunity.