



GRASSROOTS
REALTY GROUP

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207 Eldorado Close NE
Calgary, Alberta

MLS # A2342119



\$609,599

Division:	Monterey Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,808 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, Front Drive, Garage Door Opener, Ins		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Granite, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: none

Welcome to this well-maintained 1,807 sq ft 2-storey front garage home in the desirable community of Monterey Park, located directly across from a park in a safe, family-friendly neighbourhood. The main floor offers a bright layout with separate living & family areas, dining space, and a kitchen featuring granite countertops and a large island. Upstairs includes 3 spacious bedrooms, all with walk-in closets, including a primary bedroom with a 4-piece ensuite (jetted tub & separate shower). Enjoy the fully fenced, large backyard with stamped concrete patio—perfect for entertaining. The home is very clean, with fresh paint, professionally cleaned carpets, and a 1-year-old hot water tank. The basement features a separate entrance and a 2-bedroom illegal suite (subject to city approval)—great potential for additional income. Close to schools, parks, shopping, and quick access to 16 Ave & Stoney Trail. Please call your favourite realtor and book your showing today!