



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**106 SAN DIEGO Manor, Calgary T1Y7C2**

MLS®#: **A2126018**

Area: **Monterey Park**

Listing Date: **04/24/24**

List Price: **\$659,999**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1996**

Lot Information

Lot Sz Ar: **3,584 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,186**  
Low Sqft:  
Ttl Sqft: **1,186**

DOM

**26**

Layout

Beds: **5 (3 2 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Interior Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Hardwood, Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
Int Feat: **High Ceilings**  
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	3`4" x 0`4"
Kitchen	Main	11`4" x 11`8"
2pc Bathroom	Main	5`0" x 4`11"
Bedroom	Upper	9`1" x 9`1"
4pc Bathroom	Upper	4`11" x 7`7"
Kitchen	Lower	5`4" x 12`7"
Bedroom	Lower	12`3" x 20`0"

Room	Level	Dimensions
Living Room	Main	12`1" x 15`3"
Dining Room	Main	9`6" x 11`2"
Bedroom - Primary	Upper	15`6" x 11`8"
Bedroom	Upper	9`1" x 9`1"
4pc Ensuite bath	Upper	4`11" x 8`6"
Bedroom	Lower	7`3" x 10`0"
Furnace/Utility Room	Lower	7`5" x 8`2"

Laundry	Lower	7`4" x 4`11"	Legal/Tax/Financial
Title: <b>Fee Simple</b>		Zoning: <b>R-C1N</b>	
Legal Desc:	9512692		Remarks
Pub Rmks:	<b>Developed Basement with Separate Entrance. Welcome to this stunningly renovated Monterey Park home, perfectly situated on a spacious 3,600-square-foot lot! Completely transformed in 2020, this beautiful property boasts modern luxury and functionality, featuring: - 3 generously sized bedrooms and 2.5 bathrooms upstairs, perfect for family and friends - An open concept kitchen and dining area, ideal for entertaining and everyday living - A versatile 2 bedroom and 1 full bathroom illegal basement suite, perfect for a home office, or rental opportunity - A spacious 2 car garage and 2 additional parking spots, providing ample storage and parking for all your needs With its sleek and modern design, this fully renovated home offers the perfect blend of style, comfort, and convenience. Enjoy the peace of mind that comes with a newly updated home, complete with modern amenities and energy-efficient features. Schedule a viewing today and make this house your dream home!</b>		
Inclusions:	<b>N/A</b>		
Property Listed By:	<b>Real Broker</b>		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



















