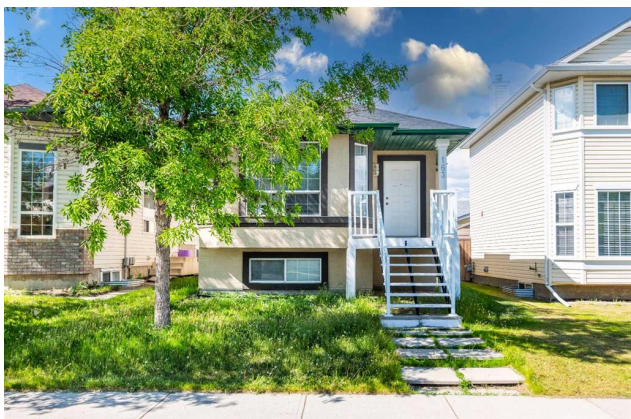


163 ANAHEIM Circle, Calgary T1Y7C9

MLS®#: **A2141333** Area: **Monterey Park** Listing Date: **06/15/24** List Price: **\$589,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1998**
Lot Information
 Lot Sz Ar: **3,164 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane, Back Yard**
 Park Feat: **Alley Access, Double Garage Detached, Heated Garage**

DOM

17
Layout
 Beds: **4 (2 2)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco, Wood Frame**
 Heating: **Central, Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance** Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **Granite Counters, No Animal Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	8`4" x 14`7"	Bedroom - Primary	Main	10`6" x 14`7"
4pc Bathroom	Main	8`4" x 5`0"	Living Room	Main	13`3" x 15`2"
Kitchen	Main	8`6" x 10`4"	Dining Room	Main	12`8" x 9`2"
Bedroom	Basement	11`7" x 12`1"	Bedroom	Basement	8`0" x 14`0"
Kitchen	Basement	9`10" x 10`1"	Laundry	Basement	9`10" x 16`9"
Living Room	Basement	12`10" x 9`10"	Storage	Basement	8`0" x 3`3"
4pc Bathroom	Basement	5`0" x 8`0"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1N

9711407

Remarks

Pub Rmks: **Welcome to this charming bi-level home in the desirable neighbourhood of Monterey Park. This spacious residence is a perfect opportunity for investors or first time home buyers . With its well-planned layout and thoughtful design, this property provides a comfortable and inviting ambiance. Inside, you'll discover two bedrooms and a full bathroom on the upper level, providing a private and a cozy space for relaxation. The lower level features two additional bedrooms and a full bathroom , making it ideal for accommodating guests or a growing family. The upper level of this home has been completely renovated, ensuring a modern and stylish living experience. One of the standout features of this home is its separate entrance for the basement, offering flexibility and potential for additional living space or rental income . The double detached garage equipped with heating, ensures that your vehicles and belongings are protected all year round . It also provides ample space for storage or a workshop, catering to your hobbies and interests . Situated in the desirable neighbourhood of Monterey Park , this home is conveniently located near schools, parks, shopping and dining options. Moreover, the neighbourhood's welcoming community atmosphere provides a sense of belonging and security, making it an ideal place to call home. Don't miss out on the opportunity to own this attractive and functional home In Monterey Park . Schedule a viewing today and experience the charm and convenience it has to offer.**

Inclusions:
Property Listed By: **n/a
Century 21 Bravo Realty**

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



