



THE
A-TEAM

**RE/MAX
FIRST**

336 LOS ALAMOS Place, Calgary T1Y 7G8

MLS®#: **A2157951** Area: **Monterey Park** Listing **08/16/24** List Price: **\$530,000**
Status: **Active** County: **Calgary** Change: **-\$28k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1999**
Lot Information
Lot Sz Ar: **3,476 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,176**
Low Sqft:
Ttl Sqft: **1,176**

DOM

33
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking
Ttl Park: **2**
Garage Sz:

Access:
Lot Feat: **Back Lane,Back Yard,Corner Lot,Cul-De-Sac,Environmental Reserve,Fruit Trees/Shrub(s),Landscaped,Level,Rectangular Lot,Views**
Park Feat: **Carport,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Dock,Garden,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	4`10" x 9`0"
Hall	Main	4`11" x 8`2"
Dining Room	Main	12`9" x 9`1"
Hall	Second	8`11" x 14`8"
Bedroom - Primary	Second	13`6" x 16`1"
Bedroom	Second	10`1" x 11`1"
Hall	Basement	7`7" x 6`6"
Laundry	Basement	5`7" x 14`6"

Room	Level	Dimensions
Living Room	Main	14`4" x 16`10"
2pc Bathroom	Main	5`9" x 8`6"
Kitchen	Main	13`3" x 9`9"
3pc Bathroom	Second	9`1" x 6`5"
Bedroom	Second	10`7" x 12`5"
Living Room	Basement	15`10" x 14`10"
Game Room	Basement	10`5" x 10`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9813562

Zoning:
R-C1N

Remarks

Pub Rmks: **Welcome to your dream home in the heart of Monterey Park! This 2-level home is lovingly maintained and freshly painted interior throughout, in an ideal location along naturally protected greenspace and bike path. The floorplan seamlessly integrates a formal dining area and a spacious south-facing living room with a fireplace, making it perfect for entertaining and everyday living. Huge kitchen eating area with extra cabinetry, large sliding door leads to a private deck facing greenspace, and a good-sized backyard filled with low maintenance perennials and 2 parking stalls off a paved back lane. Upstairs we have a 4-piece bathroom and 3 bedrooms. The master bedroom features a large closet and large south-facing windows with unobstructed views of green space. The basement is partially developed, and the lower level provides additional space for customization, promising a great return on investment. The backyard is big enough to build the double detached garage and access from the back lane. This home offers superb access to community amenities, minutes away from Stoney Trail, and more! Please schedule a showing today before it is sold!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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