



THE
A-TEAM

**RE/MAX
FIRST**

83 SAN DIEGO Place, Calgary t1y7a3

MLS®#: **A2159422**

Area: **Monterey Park**

Listing Date: **08/23/24**

List Price: **\$639,900**

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: **3,627 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,075**
Low Sqft:
Ttl Sqft: **1,075**

DOM

26

Layout

Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **4 Level Split**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Landscaped,Level,Rectangular Lot**
Park Feat: **Carport,Off Street,Parking Pad**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Washer/Dryer Stacked**
Int Feat: **No Animal Home,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	10`8" x 12`7"
Bedroom	Main	14`6" x 8`0"
Living/Dining Room Combination	Main	22`4" x 13`10"
4pc Bathroom	Lower	4`11" x 7`8"
Bedroom	Basement	11`3" x 9`3"
Kitchen	Lower	7`4" x 5`4"
Other	Basement	15`6" x 4`5"

Room	Level	Dimensions
Bedroom	Main	9`10" x 8`7"
Kitchen	Main	11`4" x 7`0"
4pc Bathroom	Main	7`9" x 5`0"
4pc Bathroom	Lower	4`11" x 8`8"
Bedroom	Basement	17`10" x 9`0"
Family Room	Lower	23`0" x 19`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C1N

9510397

Remarks

Pub Rmks: **Due to the financing condition falling apart, the property came back on the market again .fully renovated Great family home on a quiet street in the Monterey Park area. Over 2000 Sq Ft of living space for you and your loved ones. It is a 4-level split house with a bright and open floor plan. The 3rd level is the walkout. Comes with a separate entrance for the basement. You can live on the upper floor and rent the lower one—professionally developed (ILLEGAL) 2-bedroom basement suite. There are 3 bedrooms on the upper floor with 2 full bathrooms and 2 bedrooms downstairs with 1 full bathroom. It is a fully renovated house with brand-new roof shingles. Both kitchens are brand new and furnished with quartz countertops. All 3 bathrooms are newly renovated. Newer light fixtures, paint, and laminate floorings are on all levels, with carpet on the stairs. separate laundry for both levels, There is easy access to major roadways and shopping centers, and it is in a peaceful neighbourhood. It is close to all amenities, please call for your showings.**

Inclusions:
Property Listed By: **STORAGE SHED
Century 21 Bravo Realty**

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













