



THE
A-TEAM

**RE/MAX
FIRST**

46 ANAHEIM Place, Calgary t1y 7b3

MLS®#: **A2160350**

Area: **Monterey Park**

Listing Date: **08/30/24**

List Price: **\$575,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 14-Sep**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **958**
Low Sqft:
Ttl Sqft: **958**

Lot Information

Lot Sz Ar: **5,672 sqft**
Lot Shape:

DOM

20
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Pie Shaped Lot**
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Storage**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Induction Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Laminate Counters,Sauna,See Remarks,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`9" x 6`4"
Bedroom	Main	10`1" x 9`0"
Living Room	Main	16`4" x 15`9"
Dining Room	Main	10`10" x 8`4"
Kitchenette	Basement	6`2" x 5`7"
Game Room	Basement	16`0" x 15`4"

Room	Level	Dimensions
4pc Ensuite bath	Main	7`8" x 5`0"
Bedroom - Primary	Main	15`3" x 10`4"
Kitchen	Main	12`7" x 11`3"
4pc Bathroom	Basement	8`0" x 5`9"
Bedroom	Basement	11`7" x 9`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9512781

Zoning:
R-C1N

Remarks

Pub Rmks: **Welcome to this charming four-level split home in the highly desirable and family-friendly community of Monterey Park. This well-maintained property offers a comfortable and versatile living space, perfect for families looking for a place to call home. The upper level features a spacious master suite with a walk-in closet and an ensuite four-piece washroom, along with an additional bedroom and a full washroom. The main floor includes a decent-sized living room, ideal for entertaining guests or relaxing with family, and a kitchen that opens up to a dining area and a deck leading to the backyard. On the lower floor, you'll find another bedroom, a full washroom, and a cozy living room with direct access to the backyard, along with a relaxing two-person sauna located in the bedroom. This house has a total living space of more than 1800 square feet including lower ground floor area. The bottom level is currently unfinished, offering potential for a basement suite, subject to city by-law approval. Additional features include central air conditioning to keep you cool during the summer months, a brand-new roof, fresh paint, and new vinyl plank flooring throughout. The backyard includes two storage sheds and backs onto a huge green field, perfect for outdoor activities. The attached double car garage provides plenty of space for vehicles and storage. Situated close to walking and bike trails, transit options, and schools, this home is perfectly positioned for convenience and accessibility. Don't miss out on this rare opportunity! Book a viewing through your favorite realtor today and experience all that this lovely Monterey Park home has to offer.**

Inclusions:
Property Listed By: **Sauna
Royal LePage METRO**

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











